

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 BARLEYGRASS CRESCENT BROOKFIELD VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$449,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Other

Suburb

Brookfield

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

19 RED FOX BOULEVARD BROOKFIELD VIC 3338	\$455,000	06-Mar-22
1 LYPTUS PLACE BROOKFIELD VIC 3338	\$440,000	15-Feb-22
11 CITRONELLE CIRCUIT BROOKFIELD VIC 3338	\$452,000	28-Apr-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 11 May 2022

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**19 RED FOX BOULEVARD
BROOKFIELD VIC 3338**

3 2 2

Sold Price **\$455,000** Sold Date **06-Mar-22**

Distance **1.87km**



**1 LYPTUS PLACE BROOKFIELD VIC
3338**

3 2 1

Sold Price **\$440,000** Sold Date **15-Feb-22**

Distance **0.38km**



**11 CITRONELLE CIRCUIT
BROOKFIELD VIC 3338**

3 2 1

Sold Price ^{RS} **\$452,000** Sold Date **28-Apr-22**

Distance **0.32km**

RS = Recent sale UN = Undisclosed Sale

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Search Results

Sort by

Closest property

3 selected (20 of 111 shown)

Land

Sale Price

Sale Date DOM

[Collapse All](#)

BROOKFIELD VIC 3338

650m²

\$400,000

10-Mar-22

24 days

2 3 2



650m² CORNER BLOCK, WITH GRANNY FLAT! Located on a huge 650m²(approximately) corner allotment and within close proximity to wood grove shopping center, Coburns primary schools and other amenities...

[Read More](#)

First Listed \$379,000 to \$415,000
Price

Last Listed \$365,000 to \$399,000
Price

Floor 82m Year 197
2 built 5

Distance 1.39 km [Go to RP Data](#)

BROOKFIELD VIC 3338

512m²

RS

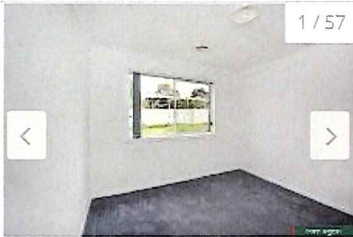
\$480,000

UN

27-Apr-22

41 days

3 2 2



Affordable first home opportunity! Just move in and enjoy! Clever floorplan providing multiple zoned living areas. Separate formal living room. Open plan dining and family room with opening doors t...

[Read More](#)

First Listed \$510,000
Price

Last Listed \$490,000
Price

Floor 130 Year 201
m² built 0

Distance 1.48 km [Go to RP Data](#)

BRIMMINGTON SOUTH VIC 3338

168m²

\$400,000

22-Mar-22

6 days

2 2 1



A modern brand new home ready for you to move in. Proudly presenting this brand-new home with a modern floor plan and elegant tones throughout. This home is complete with 2 bedrooms including a mas...

[Read More](#)

First Listed \$389,000 - \$419,000
Price

Last Listed \$389,000 - \$419,000
Price

Floor 70m Year 202
2 built 1

Distance 1.98 km [Go to RP Data](#)

BROOKFIELD VIC 3338

381m²

RS

15-Apr-22

15 days

4 2 2

Modern & spacious family home THE PROPERTY Accomplish the family dream of living a tranquil, private lifestyle that is big on entertaining with this stunning home positioned in a prime pocket of Br...

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1 / 21

Price
Last Listed **CONTACT AGENT**
Price

m² built 0
Dista1.98 [Go to](#)
nce km [RP](#)
[Data](#)

IVE BROOKFIELD VIC 3338

486m²

RS



01-Apr-22

25 days

4 2 2



1 / 51

Family living backing onto parkland. Located in Brookfield in a rural like setting, this spacious family home has everything ready for its next lucky owner occupiers and/or investors to enjoy. T...

[Read More](#)

First Listed \$460,000 - \$500,000
Price

Last Listed \$460,000 - \$500,000
Price

Floor154 Year 201
m² built 5
Dista1.99 [Go to](#)
nce km [RP](#)
[Data](#)

MELTON WEST VIC 3337

400m²

\$480,000

14-Feb-22

14 days

3 1 2



1 / 18

PERFECT OPPORTUNITY Situated in an ideal pocket of Melton West on a generous allotment of 400m2 this home is close by to schools of all levels (including Wedge Park Primary School only being 100m a...

[Read More](#)

First Listed \$469,000 - \$499,000
Price

Last Listed UNDER CONTRACT TEAM YPA
Price

Floor105 Year 198
m² built 5
Dista2.08 [Go to](#)
nce km [RP](#)
[Data](#)

TON WEST VIC 3337

749m²

\$470,000

26-Feb-22

25 days

3 1 2



1 / 43

Prime Location on 749m2 Ideally positioned in Melton West on a great sized court allotment of approximately 749m2, this 3 bedroom home is ideal for investors, first home buyers or a family l...

[Read More](#)

First Listed \$439,000 - \$469,000
Price

Last Listed UNDER CONTRACT
Price

Floor123 Year 198
m² built 0
Dista2.24 [Go to](#)
nce km [RP](#)
[Data](#)

TREET MELTON SOUTH VIC

165m²

RS

\$280,000 UN

11-Mar-22

51 days

3 1 1

LOCATION LOCATION LOCATION !!!! LJ Hooker Melton is proud to present this spectacular unit perfectly resting within walking distance to Melton South Train Station, Coles supermarket, just a minute...

[Help](#)