

## 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

26 Barleygrass Crescent Brookfield VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$389,000

&

\$419,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Brookfield

Period-from

01 Oct 2019

to

30 Sep 2020

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

4 Twigrush Place Brookfield VIC 3338	\$401,000	08-Oct-20
14 Viscosa Road Brookfield VIC 3338	\$425,000	21-Sep-20
22 Glencroft Terrace Melton West VIC 3337	\$395,000	20-Oct-20

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: 29 October 2020



**4 Twigrush Place Brookfield VIC 3338**

 4  2  1

Sold Price <sup>RS</sup> **\$401,000** Sold Date **08-Oct-20**

Distance **0.17km**



**14 Viscosa Road Brookfield VIC 3338**

 3  2  2

Sold Price <sup>RS</sup> **\$425,000** <sup>UN</sup> Sold Date **21-Sep-20**

Distance **0.6km**



**22 Glencroft Terrace Melton West VIC 3337**

 3  2  2

Sold Price <sup>RS</sup> **\$395,000** Sold Date **20-Oct-20**

Distance **0.94km**

RS = Recent sale      UN = Undisclosed Sale

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