

## 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

23 Stringybark Avenue 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

\$539,000

&

\$559,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Brookfield

Period-from

01 Jan 2021

to

31 Dec 2021

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

185 Botanica Springs Boulevard Brookfield VIC 3338	\$559,000	13-Nov-20
80 Saltbush Crescent Brookfield VIC 3338	\$550,000	14-Jul-21
192 Botanica Springs Boulevard Brookfield VIC 3338	\$555,000	16-Dec-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: 17 January 2022



**185 Botanica Springs Boulevard  
Brookfield VIC 3338**

 4  2  2

Sold Price **\$559,000** Sold Date **13-Nov-20**

Distance **0.12km**



**80 Saltbush Crescent Brookfield  
VIC 3338**

 4  2  2

Sold Price **\$550,000** Sold Date **14-Jul-21**

Distance **0.19km**



**192 Botanica Springs Boulevard  
Brookfield VIC 3338**

 3  2  2

Sold Price **\$555,000** Sold Date **16-Dec-20**

Distance **0.18km**

RS = Recent sale      UN = Undisclosed Sale

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