

## 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

44 Pinrush Road 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

\$519,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Brookfield

Period-from

01 Dec 2018

to

30 Nov 2019

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

9 Leyana Crescent Brookfield VIC 3338	\$554,000	24-Oct-19
75 Barleygrass Crescent Brookfield VIC 3338	\$545,000	09-Oct-19
11 Blue Gum Drive Brookfield VIC 3338	\$505,000	18-Jun-19

OR

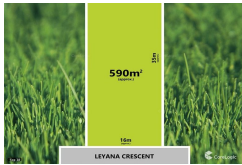
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 December 2019

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## 9 Leyana Crescent Brookfield VIC 3338

4 2 -

Sold Price

**\$554,000**

Sold Date

**24-Oct-19**

Distance

**0.23km**



## 75 Barleygrass Crescent Brookfield VIC 3338

4 2 2

Sold Price

**\$545,000**

Sold Date

**09-Oct-19**

Distance

**0.36km**



## 11 Blue Gum Drive Brookfield VIC 3338

4 2 2

Sold Price

**\$505,000**

Sold Date

**18-Jun-19**

Distance

**0.61km**

RS = Recent sale

UN = Undisclosed Sale

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