



## STATEMENT OF INFORMATION

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### House Offered for Sale

3 Barleygrass Crescent Brookfield VIC 3338

3 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$495,000

### Median Sale Price

\$360,000 Houses in Brookfield between May 2016 - Apr 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.

<b>23 Blue Gum Drive Brookfield VIC 3338</b>	Sold Price	<b>\$445,011</b>	Sold Date	<b>19-Apr-17</b>
3  2  2			Distance	<b>0.37km</b>



<b>33 Blue Gum Drive Brookfield VIC 3338</b>	Sold Price	<b>\$485,000</b>	Sold Date	<b>11-Apr-17</b>
4  2  2			Distance	<b>0.44km</b>



<b>151 Botanica Springs Boulevard Brookfield VIC 3338</b>	Sold Price	<b>\$433,000</b>	Sold Date	<b>08-Dec-16</b>
3  2  5			Distance	<b>0.25km</b>

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