

## 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

16 Harrowgate Court 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

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Brookfield

Period-from

01 Feb 2020

to

31 Jan 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

43 Fieldstone Way Brookfield VIC 3338	\$360,000	16-Sep-20
26 Barleygrass Crescent Brookfield VIC 3338	\$408,000	04-Nov-20
40 Saltbush Crescent Brookfield VIC 3338	\$416,000	28-Sep-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: 10 February 2021



**43 Fieldstone Way Brookfield VIC 3338** Sold Price **\$360,000** Sold Date **16-Sep-20**  
Distance **0.52km**  
3 bedrooms, 2 bathrooms, 1 car space



**26 Barleygrass Crescent Brookfield VIC 3338** Sold Price **\$408,000** Sold Date **04-Nov-20**  
Distance **0.82km**  
3 bedrooms, 2 bathrooms, 1 car space



**40 Saltbush Crescent Brookfield VIC 3338** Sold Price **\$416,000** Sold Date **28-Sep-20**  
Distance **0.93km**  
2 bedrooms, 2 bathrooms, 2 car spaces



**7 Westmill Vista Melton West VIC 3337** Sold Price **\$425,750** Sold Date **25-Nov-20**  
Distance **0.94km**  
3 bedrooms, 2 bathrooms, 2 car spaces



**47 Barleygrass Crescent Brookfield VIC 3338** Sold Price **\$425,000** Sold Date **28-Oct-20**  
Distance **0.98km**  
3 bedrooms, 2 bathrooms, 2 car spaces



**22 Glencroft Terrace Melton West VIC 3337** Sold Price **\$395,000** Sold Date **20-Oct-20**  
Distance **1.02km**  
3 bedrooms, 2 bathrooms, 2 car spaces

RS = Recent sale      UN = Undisclosed Sale

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