

## 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

34 MANOOKA 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

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Brookfield

Period-from

01 Jan 2024

to

31 Dec 2024

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

200 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338	\$715,000	09-Dec-24
23 CITREUS CIRCUIT BROOKFIELD VIC 3338	\$750,000	27-Jun-24

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: 22 January 2025



**200 BOTANICA SPRINGS  
BOULEVARD BROOKFIELD VIC  
3338**

 4  2  2

Sold Price

<sup>RS</sup> **\$715,000** Sold Date **09-Dec-24**

Distance **0.11km**



**23 CITREUS CIRCUIT BROOKFIELD  
VIC 3338**

 4  2  -

Sold Price

**\$750,000** Sold Date **27-Jun-24**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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