



**Rosemarie Parker**  
Licensed Real Estate Agent  
PO BOX 52  
MELTON VIC 3337

✉ : [Rose@rlrealestate.com.au](mailto:Rose@rlrealestate.com.au)  
☎ : 0439 408 013 / 0416 180 834  
🌐 : [www.rlrealestate.com.au](http://www.rlrealestate.com.au)

## **STATEMENT OF INFORMATION**

17 CLARE STREET, BROOKFIELD, VIC 3338  
PREPARED BY RL REAL ESTATE, PHONE: 0416180834

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

17 CLARE STREET, BROOKFIELD, VIC 3338

### Indicative selling price

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

Price Range: \$575,000 to \$630,000

### Median sale price

Median price

Property type

House

Suburb

BROOKFIELD

Period

01 April 2023 to 31 March 2024

Source

 pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

108 JAMES MELROSE DR, BROOKFIELD, VIC 3338	*\$555,000	06/12/2023
3 LOEWE CH, WEIR VIEWS, VIC 3338	*\$595,000	06/11/2023
20 ABBOTT ST, MELTON SOUTH, VIC 3338	\$600,000	07/09/2023

This Statement of Information was prepared on:

05/04/2024