

# 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

14 Leuca Avenue, Brookfield, Vic 3338

### Indicative selling price

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

range between \$699,000 & \$749,000

### Median sale price

Median price \$530,000 Property type *House* Suburb Brookfield

Period - From 01/06/2024 to 31/08/2024 Source  PropTrack

### 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 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
23 Citreus Circuit, Brookfield, VIC 3338	\$750,000	19/08/2024
29 Citreus Circuit, Brookfield, VIC 3338	\$740,000	14/08/2024
194 Clarkes Road, Brookfield, VIC 3338	\$730,000	29/04/2024

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 six months.~~

This Statement of Information was prepared on: 10/09/2024