

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

8 LLOYD COURT BROOKFIELD VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Brookfield

Period-from

01 Jul 2023

to

30 Jun 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

36 BLACK DOG DRIVE BROOKFIELD VIC 3338

\$495,000

03-Jul-24

2 CAMPASPE CRESCENT BROOKFIELD VIC 3338

\$536,000

11-Jul-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: 29 July 2024

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36 BLACK DOG DRIVE BROOKFIELD VIC 3338

 3
  1
  2

Sold Price ^{RS} **\$495,000** Sold Date **03-Jul-24**

Distance **0.18km**



2 CAMPASPE CRESCENT BROOKFIELD VIC 3338

 3
  1
  2

Sold Price ^{RS} **\$536,000** Sold Date **11-Jul-24**

Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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