

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

6 COLLYER CLOSE 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

\$749,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Brookfield

Period-from

01 Aug 2023

to

31 Jul 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

3 KATRINA PLACE MELTON WEST VIC 3337	\$770,000	10-Oct-23
19 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338	\$780,000	03-Nov-23
712 HIGH STREET MELTON WEST VIC 3337	\$770,000	13-Dec-23

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.~~

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Mark Edwards
P 97548899
M 0422 017 068
E medwards@ypa.com.au



3 KATRINA PLACE MELTON WEST VIC 3337

Sold Price **\$770,000** Sold Date **10-Oct-23**

 5  3  -

Distance **1.51km**



19 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338

Sold Price **\$780,000** Sold Date **03-Nov-23**

 4  2  3

Distance **0.71km**



712 HIGH STREET MELTON WEST VIC 3337

Sold Price **\$770,000** Sold Date **13-Dec-23**

 3  2  4

Distance **1.94km**

RS = Recent sale UN = Undisclosed Sale

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