

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 LIGHTWOOD WAY 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

\$619,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Brookfield

Period-from

01 Nov 2023

to

31 Oct 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

5 BARLEYGRASS CRESCENT BROOKFIELD VIC 3338	\$652,000	18-Sep-24
170 CLARKES ROAD BROOKFIELD VIC 3338	\$627,000	23-May-24
15 DESERT GUM WAY BROOKFIELD VIC 3338	\$675,000	01-Oct-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: 01 November 2024



170 CLAREMONT ROAD WINDOCKFIELD VIC 3088

4 2 2

Sold Price

\$652,000 Sold Date 30-May-24

Distance

0.00km



16 GILBERT GUM WAY WINDOCKFIELD VIC 3088

4 2 2

Sold Price

\$629,000 Sold Date 09-Oct-24

Distance

0.39km

RL = Roadfront only

RR = Roadfront only

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5 EMALYWOOD CRESCENT WINDOCKFIELD VIC 3088

4 2 2

Sold Price

\$650,000 Sold Date 10-Sep-24

Distance

0.03km