

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

7 SIMON 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

\$639,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,500

Property type

House

Suburb

Brookfield

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|---|-----------|-----------|
| 210 BROOKLYN ROAD BROOKFIELD VIC 3338 | \$658,000 | 16-Nov-24 |
| 60 FLEETWOOD CIRCUIT MELTON WEST VIC 3337 | \$651,000 | 07-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.

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**210 BROOKLYN ROAD
BROOKFIELD VIC 3338**

 4  2  2

Sold Price

^{RS} **\$658,000** Sold Date **16-Nov-24**

Distance **0.86km**



**60 FLEETWOOD CIRCUIT MELTON
WEST VIC 3337**

 4  2  2

Sold Price

\$651,000 Sold Date **07-Oct-24**

Distance **1.87km**

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

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