

## 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

34 WAKEFIELDS DRIVE BROOKFIELD VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$499,000

&

\$539,000

### 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

9 WAKEFIELDS DRIVE BROOKFIELD VIC 3338	\$495,000	06-Feb-24
18 KILMORE STREET BROOKFIELD VIC 3338	\$509,000	09-Feb-24
27 PINRUSH ROAD BROOKFIELD VIC 3338	\$549,000	03-Mar-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: 18 July 2024



**9 WAKEFIELDS DRIVE  
 BROOKFIELD VIC 3338**

 3  2  2

Sold Price **\$495,000** Sold Date **06-Feb-24**

Distance **0.17km**



**18 KILMORE STREET BROOKFIELD  
 VIC 3338**

 3  2  2

Sold Price **\$509,000** Sold Date **09-Feb-24**

Distance **1.64km**



**27 PINRUSH ROAD BROOKFIELD  
 VIC 3338**

 3  2  2

Sold Price **\$549,000** Sold Date **03-Mar-24**

Distance **0.68km**

RS = Recent sale      UN = Undisclosed Sale

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