

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 ROBYN STREET 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Brookfield

Period-from

01 Feb 2023

to

31 Jan 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 BANGALAY DRIVE BROOKFIELD VIC 3338	\$610,000	17-Sep-23
22 DIANELLA COURT BROOKFIELD VIC 3338	\$650,000	31-Aug-23
15 RIDGEWAY MELTON WEST VIC 3337	\$661,000	21-Aug-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.~~

This Statement of Information was prepared on: 06 February 2024



**5 BANGALAY DRIVE BROOKFIELD
VIC 3338**

Sold Price

\$610,000

Sold Date

17-Sep-23



3



2



2

Distance

1.37km



**22 DIANELLA COURT BROOKFIELD
VIC 3338**

Sold Price

\$650,000

Sold Date

31-Aug-23



3



2



2

Distance

1.92km



**15 RIDGEWAY MELTON WEST VIC
3337**

Sold Price

\$661,000

Sold Date

21-Aug-23



3



2



4

Distance

3.23km

RS = Recent sale

UN = Undisclosed Sale

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