

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

4 PANDRA PLACE 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

\$649,000

&

\$689,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Brookfield

Period-from

01 May 2022

to

30 Apr 2023

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

1 STIPA PLACE BROOKFIELD VIC 3338	\$665,000	04-May-23
38 MANOOKA ROAD BROOKFIELD VIC 3338	\$655,000	08-May-23
27 MOONAH AVENUE BROOKFIELD VIC 3338	\$670,000	14-Jan-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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1 STIPA PLACE BROOKFIELD VIC 3338

Sold Price

^{RS}

\$665,000

Sold Date

04-May-23



4



2



2

Distance

0.11km



38 MANOOKA ROAD BROOKFIELD VIC 3338

Sold Price

^{RS}

\$655,000

Sold Date

08-May-23



4



2



2

Distance

0.58km



**27 MOONAH AVENUE
BROOKFIELD VIC 3338**

Sold Price

\$670,000

Sold Date

14-Jan-23



4



2



2

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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