

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

3 CORREA 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

\$319,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$298,000

Property type

Land

Suburb

Brookfield

Period-from

01 Mar 2023

to

29 Feb 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

90 MERCER STREET HARKNESS VIC 3337	\$315,000	15-Dec-23
16 ROCHFORD WAY MELTON SOUTH VIC 3338	\$320,000	17-Nov-23
185 REES ROAD WEIR VIEWS VIC 3338	\$321,000	09-Dec-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: 07 March 2024

Kieran Carson
P 97436866
M 0413377274
E kieran.carson@rh.com.au



90 MERCER STREET HARKNESS VIC 3337

Sold Price **\$315,000** Sold Date **15-Dec-23**

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Distance **4.79km**



16 ROCHFORD WAY MELTON SOUTH VIC 3338

Sold Price **\$320,000** Sold Date **17-Nov-23**

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Distance **3.86km**



185 REES ROAD WEIR VIEWS VIC 3338

Sold Price **\$321,000** Sold Date **09-Dec-23**

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 3
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Distance **4.07km**

RS = Recent sale UN = Undisclosed Sale

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