

## 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

42 TRIANDRA 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

\$489,000

&

\$529,000

### 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

35 SUMAC STREET BROOKFIELD VIC 3338	\$554,000	18-Oct-24
60 STRETTON DRIVE BROOKFIELD VIC 3338	\$529,500	01-Oct-24
20 DIANELLA COURT BROOKFIELD VIC 3338	\$540,000	09-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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**35 SUMAC STREET BROOKFIELD  
VIC 3338**

3 2 2

Sold Price **\$554,000** Sold Date **18-Oct-24**

Distance **0.46km**



**60 STRETTON DRIVE BROOKFIELD  
VIC 3338**

3 2 2

Sold Price **\$529,500** Sold Date **01-Oct-24**

Distance **1.21km**



**20 DIANELLA COURT  
BROOKFIELD VIC 3338**

3 2 2

Sold Price **\$540,000** Sold Date **09-Oct-24**

Distance **1.21km**

RS = Recent sale      UN = Undisclosed Sale

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