

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

167 JAMES MELROSE DRIVE 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

\$510,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Brookfield

Period-from

01 Jun 2023

to

31 May 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

130 JAMES MELROSE DRIVE BROOKFIELD VIC 3338	\$520,000	12-Oct-23
140 JAMES MELROSE DRIVE BROOKFIELD VIC 3338	\$530,000	23-Feb-24
24 CLARICE CRESCENT BROOKFIELD VIC 3338	\$530,000	13-Oct-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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130 JAMES MELROSE DRIVE
BROOKFIELD VIC 3338

4 2 2

Sold Price

\$520,000

Sold Date

12-Oct-23

Distance

0.05km



140 JAMES MELROSE DRIVE
BROOKFIELD VIC 3338

4 2 2

Sold Price

\$530,000

Sold Date

23-Feb-24

Distance

0.08km



24 CLARICE CRESCENT
BROOKFIELD VIC 3338

4 2 2

Sold Price

Sold Date

13-Oct-23

Distance

0.16km



4 GOSSE CRESCENT BROOKFIELD
VIC 3338

4 2 2

Sold Price

\$520,000

Sold Date

05-Mar-24

Distance

0.16km



19 HINKLER CRESCENT
BROOKFIELD VIC 3338

4 2 2

Sold Price

\$530,000

Sold Date

28-Sep-23

Distance

0.32km



21 HINKLER CRESCENT
BROOKFIELD VIC 3338

4 2 2

Sold Price

\$528,000

Sold Date

25-Sep-23

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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