

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

8 Hungerford 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

\$639,000

&

\$669,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$282,000

Property type

Land

Suburb

Brookfield

Period-from

01 Jun 2020

to

31 May 2021

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

9 Deanswood Place Brookfield VIC 3338	\$630,000	15-Jan-21
11 Stretton Drive Brookfield VIC 3338	\$665,000	21-Dec-20
6 Pahn Court Brookfield VIC 3338	\$650,050	27-Feb-21

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: 16 June 2021



9 Deanswood Place Brookfield VIC 3338

Sold Price

\$630,000

Sold Date

15-Jan-21

4 2 2

Distance

0.3km



11 Stretton Drive Brookfield VIC 3338

Sold Price

\$665,000

Sold Date

21-Dec-20

4 2 2

Distance

0.34km



6 Pahn Court Brookfield VIC 3338

Sold Price

\$650,050

Sold Date

27-Feb-21

4 2 3

Distance

0.35km



4 Nicholas Place Brookfield VIC 3338

Sold Price

\$640,000

Sold Date

19-Mar-21

4 2 3

Distance

0.39km



56 Campaspe Crescent Brookfield VIC 3338

Sold Price

^{RS} **\$515,000**

Sold Date

13-Apr-21

3 2 2

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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