

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

6 KILMORE STREET 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

\$550,000

&

\$570,000

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

4 KILMORE STREET BROOKFIELD VIC 3338	\$533,000	05-Aug-23
33 MALLOW STREET BROOKFIELD VIC 3338	\$589,000	27-Sep-23
16 FANTAIL WAY BROOKFIELD VIC 3338	\$545,000	31-Mar-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: 18 June 2024



**4 KILMORE STREET BROOKFIELD
VIC 3338**

Sold Price

\$533,000

Sold Date **05-Aug-23**

 4  2  2

Distance **0.02km**



**33 MALLOW STREET BROOKFIELD
VIC 3338**

Sold Price

\$589,000

Sold Date **27-Sep-23**

 4  2  2

Distance **0.06km**



**16 FANTAIL WAY BROOKFIELD VIC
3338**

Sold Price

\$545,000

Sold Date **31-Mar-23**

 4  2  2

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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