

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

9 PATERSON COURT 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

\$439,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Brookfield

Period-from

01 Jun 2022

to

31 May 2023

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

7 MICHELE PLACE MELTON WEST VIC 3337	\$480,000	22-Mar-23
16 BARLEYCORN PLACE MELTON WEST VIC 3337	\$455,000	20-May-23
35 BLACKWOOD DRIVE MELTON SOUTH VIC 3338	\$455,000	19-May-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: 21 June 2023



7 MICHELE PLACE MELTON WEST VIC 3337

3 1 2

Sold Price

\$480,000

Sold Date

22-Mar-23

Distance

1.28km



16 BARLEYCORN PLACE MELTON WEST VIC 3337

3 1 2

Sold Price

^{RS} **\$455,000**

Sold Date

20-May-23

Distance

1.29km



35 BLACKWOOD DRIVE MELTON SOUTH VIC 3338

3 1 2

Sold Price

\$455,000

Sold Date

19-May-23

Distance

1.32km



72 STATION ROAD MELTON SOUTH VIC 3338

3 1 2

Sold Price

\$460,000

Sold Date

16-Apr-23

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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