

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

7 COLLYER CLOSE 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

\$700,000

&

\$739,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Brookfield

Period-from

01 Jul 2023

to

30 Jun 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

8 AVOCA COURT BROOKFIELD VIC 3338	\$710,000	21-Jun-24
8 MANOR PLACE MELTON VIC 3337	\$705,200	07-Jun-24
23 GEM CRESCENT COBBLEBANK VIC 3338	\$715,000	15-Apr-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.~~

This Statement of Information was prepared on: 25 July 2024



8 AVOCA COURT BROOKFIELD VIC 3338

 4  2  2

^{RS} **\$710,000** Sold Date **21-Jun-24**

Distance **0.56km**



8 MANOR PLACE MELTON VIC 3337

 4  2  2

Sold Price ^{RS} **\$705,200** Sold Date **07-Jun-24**

Distance **2.43km**



23 GEM CRESCENT COBBLEBANK VIC 3338

 4  2  2

Sold Price **\$715,000** Sold Date **15-Apr-24**

Distance **3.08km**

RS = Recent sale **UN** = Undisclosed Sale

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