

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

1 GLENELG 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Brookfield

Period-from

01 Feb 2024

to

31 Jan 2025

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 LIBERTY COURT BROOKFIELD VIC 3338	\$599,999	24-Apr-24
79 JAMES MELROSE DRIVE BROOKFIELD VIC 3338	\$515,000	30-Sep-24
4 PINNACLE CRESCENT BROOKFIELD VIC 3338	\$510,000	19-Aug-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: 05 February 2025


**4 LIBERTY COURT BROOKFIELD
VIC 3338**
 3  2  2

 Sold Price **\$599,999** Sold Date **24-Apr-24**

 Distance **0.88km**

**79 JAMES MELROSE DRIVE
BROOKFIELD VIC 3338**
 3  2  2

 Sold Price **\$515,000** Sold Date **30-Sep-24**

 Distance **1.12km**

**4 PINNACLE CRESCENT
BROOKFIELD VIC 3338**
 3  2  2

 Sold Price **\$510,000** Sold Date **19-Aug-24**

 Distance **0.72km**

**20 DIANELLA COURT
BROOKFIELD VIC 3338**
 3  2  2

 Sold Price ^{RS} **\$540,000** Sold Date **14-Oct-24**

 Distance **1.29km**

**2 SANDSTOCK PLACE
BROOKFIELD VIC 3338**
 3  2  2

 Sold Price **\$620,000** Sold Date **28-Sep-24**

 Distance **1.26km**

RS = Recent sale UN = Undisclosed Sale

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