

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

11 PEART 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

\$629,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,750

Property type

House

Suburb

Brookfield

Period-from

01 Apr 2024

to

31 Mar 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

7 SIMON COURT BROOKFIELD VIC 3338	\$655,000	31-Mar-25
4 SIMON COURT BROOKFIELD VIC 3338	\$640,000	07-Mar-25
90 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338	\$640,000	22-Jan-25

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.~~

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7 SIMON COURT BROOKFIELD VIC 3338

4 2 2

Sold Price

^{RS} **\$655,000**

Sold Date

31-Mar-25

Distance

0.16km



4 SIMON COURT BROOKFIELD VIC 3338

3 2 3

Sold Price

^{RS} **\$640,000**

Sold Date

07-Mar-25

Distance

0.18km



90 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338

4 2 2

Sold Price

\$640,000

Sold Date

22-Jan-25

Distance

0.88km

RS = Recent sale UN = Undisclosed Sale

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