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

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	- <u>30/9000</u>	&	\$659,000				
Median sale price									
(*Delete house or unit as applicable)									
Median Price	\$552,750	Property type	House	Suburb	Brookfield				

31 Mar 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Apr 2024

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.

to

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.

This Statement of Information was prepared on: 10 April 2025



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consumer.vic.gov.au

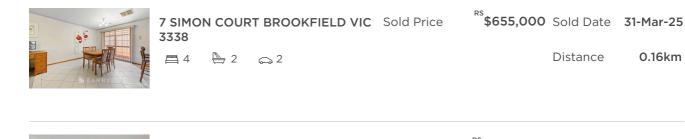


M 0404342290

E shastie@localexpertz.com.au

Distance

0.16km





4 SIMO 3338	N COUF	T BROOKFIELD VIC	Sold Price	^{RS} \$640,000	Sold Date	07-Mar-25
➡ 3	2	ç⇒ 3			Distance	0.18km



-	90 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC			LD VIC	Sold Price	\$640,000	Sold Date	22-Jan-25
	3338	2	⊜ 2				Distance	0.88km

RS = Recent sale UN = Undisclosed Sale

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