

## 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

12 LLOYD COURT BROOKFIELD VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$509,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Brookfield

Period-from

01 Aug 2023

to

31 Jul 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

2 CAMPASPE CRESCENT BROOKFIELD VIC 3338	\$536,000	11-Jul-24
50 BERNARD DRIVE MELTON SOUTH VIC 3338	\$529,000	13-Mar-24
14 ESTA STREET MELTON VIC 3337	\$525,000	04-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.~~

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## 2 CAMPASPE CRESCENT BROOKFIELD VIC 3338

 3  1  2

Sold Price

<sup>RS</sup>

**\$536,000**

Sold Date

**11-Jul-24**

Distance

**0.55km**



## 50 BERNARD DRIVE MELTON SOUTH VIC 3338

 3  2  2

Sold Price

**\$529,000**

Sold Date

**13-Mar-24**

Distance

**1.01km**



## 14 ESTA STREET MELTON VIC 3337

 3  1  4

Sold Price

<sup>RS</sup>

**\$525,000**

Sold Date

**04-Apr-24**

Distance

**1.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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