

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

5 BLAKE PLACE 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

\$509,000

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Brookfield

Period-from

01 Nov 2023

to

31 Oct 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

9 RED FOX BOULEVARD BROOKFIELD VIC 3338	\$523,000	17-Sep-24
15 RIVERINA BOULEVARD BROOKFIELD VIC 3338	\$520,000	30-Oct-24
32 MALLOW STREET BROOKFIELD VIC 3338	\$530,000	24-Jul-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: 29 November 2024

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**9 RED FOX BOULEVARD
BROOKFIELD VIC 3338**

 4  2  2

Sold Price **\$523,000** Sold Date **17-Sep-24**

Distance **0.66km**



**15 RIVERINA BOULEVARD
BROOKFIELD VIC 3338**

 4  2  2

Sold Price ^{RS} **\$520,000** Sold Date **30-Oct-24**

Distance **0.77km**



**32 MALLOW STREET BROOKFIELD
VIC 3338**

 4  2  2

Sold Price **\$530,000** Sold Date **24-Jul-24**

Distance **0.99km**

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

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