

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 LORES DRIVE 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

\$519,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

House

Suburb

Brookfield

Period-from

01 Aug 2022

to

31 Jul 2023

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

15 LORES DRIVE BROOKFIELD VIC 3338	\$530,000	18-Jul-23
114 JAMES MELROSE DRIVE BROOKFIELD VIC 3338	\$526,500	22-Jun-23

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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15 LORES DRIVE BROOKFIELD VIC 3338

Sold Price

^{RS}

\$530,000

Sold Date

18-Jul-23



4



2



2

Distance

0.09km



**114 JAMES MELROSE DRIVE
BROOKFIELD VIC 3338**

Sold Price

^{RS}

\$526,500

Sold Date

22-Jun-23



4



2



2

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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