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	9 LLOYD 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	$450,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$565,000	Property type	House	Suburb	Brookfield
Period-from	01 Aug 2021	to	31 Jul 2022	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
8 BLACKWOOD DRIVE MELTON SOUTH VIC 3338	$472,000	26-Mar-22
19 BLAXLAND ROAD MELTON SOUTH VIC 3338	$455,000	27-Mar-22
8 ARGYLL CIRCUIT MELTON WEST VIC 3337	$494,000	25-Jul-22

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: 08 August 2022

Daniel Webber
P 03 9743 9743
M 0419 002 931
E daniel.w@obre.com.au



8 BLACKWOOD DRIVE MELTON SOUTH VIC 3338

3 2 2

Sold Price **$472,000** Sold Date **26-Mar-22**

Distance **1.39km**



19 BLAXLAND ROAD MELTON SOUTH VIC 3338

3 2 -

Sold Price **$455,000** Sold Date **27-Mar-22**

Distance **2.18km**



8 ARGYLL CIRCUIT MELTON WEST VIC 3337

3 2 2

Sold Price RS **$494,000** Sold Date **25-Jul-22**

Distance **2.25km**

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

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