

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

8 RUSSELL 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

\$689,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Brookfield

Period-from

01 Sep 2023

to

31 Aug 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

7 COLLYER CLOSE BROOKFIELD VIC 3338	\$728,000	08-Aug-24
8 AVOCA COURT BROOKFIELD VIC 3338	\$710,000	30-May-24
10 PAPERBARK DRIVE BROOKFIELD VIC 3338	\$690,000	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.~~

This Statement of Information was prepared on: 30 September 2024



**7 COLLYER CLOSE BROOKFIELD
VIC 3338**

 5  2  2

Sold Price

^{RS} **\$728,000** Sold Date **08-Aug-24**

Distance **0.31km**



**8 AVOCA COURT BROOKFIELD VIC
3338**

 4  2  2

Sold Price

\$710,000 Sold Date **30-May-24**

Distance **0.84km**



**10 PAPERBARK DRIVE
BROOKFIELD VIC 3338**

 5  2  2

Sold Price

\$690,000 Sold Date **04-Apr-24**

Distance **0.55km**

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

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