

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 Dianella 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Brookfield

Period-from

01 Apr 2020

to

31 Mar 2021

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 Pinrush Road Brookfield VIC 3338	\$468,000	18-Mar-21
1 Fescue Place Brookfield VIC 3338	\$460,000	09-Apr-21
30 Turpentine Road Brookfield VIC 3338	\$465,000	07-Apr-21

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: 26 April 2021


7 Pinrush Road Brookfield VIC 3338 Sold Price

^{RS} **\$468,000**

 Sold Date **18-Mar-21**
 4  2  2

 Distance **0.6km**

1 Fescue Place Brookfield VIC 3338 Sold Price

^{RS} **\$460,000**

 Sold Date **09-Apr-21**
 3  2  2

 Distance **0.64km**

30 Turpentine Road Brookfield VIC 3338 Sold Price

^{RS} **\$465,000**

 Sold Date **07-Apr-21**
 3  2  2

 Distance **0.85km**
RS = Recent sale

UN = Undisclosed Sale

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