

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

19 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

\$575,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Brookfield

Period-from

01 Jan 2024

to

31 Dec 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

209 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338	\$555,000	10-Oct-24
52 MANOOKA ROAD BROOKFIELD VIC 3338	\$580,000	01-Sep-24
17 CLARE STREET BROOKFIELD VIC 3338	\$575,000	29-Sep-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: 16 January 2025

Nirali Desai
P 03 7038 6527
M 0415 771 031
E nirali@okaspropertygroup.com.au



**209 BOTANICA SPRINGS
BOULEVARD BROOKFIELD VIC
3338**

 4  2  2

Sold Price **\$555,000** Sold Date **10-Oct-24**

Distance **1.87km**



**52 MANOOKA ROAD BROOKFIELD
VIC 3338**

 4  2  2

Sold Price **\$580,000** Sold Date **01-Sep-24**

Distance **1.98km**



**17 CLARE STREET BROOKFIELD
VIC 3338**

 4  2  2

Sold Price **\$575,000** Sold Date **29-Sep-24**

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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