

## 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

7 DUSTER COURT BROOKFIELD VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Brookfield

Period-from

01 Nov 2023

to

31 Oct 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

2 JOAN STREET MELTON VIC 3337	\$790,000	11-Oct-24
6 DAVIES AVENUE BROOKFIELD VIC 3338	\$760,000	23-Oct-24
6 COLLYER CLOSE BROOKFIELD VIC 3338	\$780,000	26-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: 06 November 2024

AJ jhanji  
 P 03 9746 6000  
 M 0406969737  
 E [aj@barryplant.com.au](mailto:aj@barryplant.com.au)



**2 JOAN STREET MELTON VIC 3337** Sold Price <sup>RS</sup> **\$790,000** Sold Date **11-Oct-24**  
 Distance **1.64km**

 4  2  -



**6 DAVIES AVENUE BROOKFIELD VIC 3338** Sold Price <sup>RS</sup> **\$760,000** Sold Date **23-Oct-24**  
 Distance **0.27km**

 4  2  3



**6 COLLYER CLOSE BROOKFIELD VIC 3338** Sold Price <sup>RS</sup> **\$780,000** Sold Date **26-Sep-24**  
 Distance **0.25km**

 4  2  -

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

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