

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

6 Prahn 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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,000

Property type

House

Suburb

Brookfield

Period-from

01 Feb 2020

to

31 Jan 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

9 Deanswood Place Brookfield VIC 3338	\$630,000	15-Jan-21
10 Dodemaide Place Brookfield VIC 3338	\$605,000	10-Dec-20
34 Kurrajong Crescent Melton South VIC 3338	\$620,000	11-Dec-20

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: 22 February 2021



9 Deanswood Place Brookfield VIC 3338

 4  2  2

Sold Price

^{RS} **\$630,000**

Sold Date

15-Jan-21

Distance

0.33km



10 Dodemaide Place Brookfield VIC 3338

 4  2  2

Sold Price

^{RS} **\$605,000**

Sold Date

10-Dec-20

Distance

0.49km



34 Kurrajong Crescent Melton South VIC 3338

 4  1  1

Sold Price

^{RS} **\$620,000**

Sold Date

11-Dec-20

Distance

1.47km

RS = Recent sale UN = Undisclosed Sale

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