

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 HINKLER CRESCENT 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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Brookfield

Period-from

01 Aug 2023

to

31 Jul 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

9 HINKLER CRESCENT BROOKFIELD VIC 3338	\$500,000	12-Nov-23
19 HINKLER CRESCENT BROOKFIELD VIC 3338	\$530,000	28-Sep-23
11 HINKLER CRESCENT BROOKFIELD VIC 3338	\$520,000	13-Jun-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: 20 August 2024



9 HINKLER CRESCENT BROOKFIELD VIC 3338

4 2 2

Sold Price **\$500,000** Sold Date **12-Nov-23**

Distance **0.02km**



19 HINKLER CRESCENT BROOKFIELD VIC 3338

4 2 2

Sold Price **\$530,000** Sold Date **28-Sep-23**

Distance **0.03km**



11 HINKLER CRESCENT BROOKFIELD VIC 3338

4 2 2

Sold Price ^{RS} **\$520,000** Sold Date **13-Jun-24**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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