

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

1 HILDA 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Brookfield

Period-from

01 Jun 2021

to

31 May 2022

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

1 HESTON STREET BROOKFIELD VIC 3338	\$535,000	11-Jan-22
15 HARPER STREET MELTON SOUTH VIC 3338	\$530,000	03-Feb-22
24 HILDA DRIVE BROOKFIELD VIC 3338	\$538,000	10-Mar-22

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: 09 June 2022



1 HESTON STREET BROOKFIELD VIC 3338

 4  2  2

Sold Price **\$535,000** Sold Date **11-Jan-22**

Distance **0.43km**



15 HARPER STREET MELTON SOUTH VIC 3338

 4  2  4

Sold Price **\$530,000** Sold Date **03-Feb-22**

Distance **0.4km**



24 HILDA DRIVE BROOKFIELD VIC 3338

 4  2  2

Sold Price **\$538,000** Sold Date **10-Mar-22**

Distance **0.19km**

RS = Recent sale UN = Undisclosed Sale

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