

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 Black Dog 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

\$589,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Brookfield

Period-from

01 Feb 2021

to

31 Jan 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

6 Duster Court Brookfield VIC 3338	\$596,000	04-Feb-22
7 Hungerford Drive Brookfield VIC 3338	\$620,000	31-Oct-21
5 Bunya Drive Brookfield VIC 3338	\$600,000	15-Nov-21

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: 21 February 2022



6 Duster Court Brookfield VIC 3338 Sold Price ^{RS} **\$596,000** Sold Date **04-Feb-22**
Distance **0.55km**

 3  2  6



7 Hungerford Drive Brookfield VIC 3338 Sold Price **\$620,000** Sold Date **31-Oct-21**
Distance **0.67km**

 3  2  4



5 Bunya Drive Brookfield VIC 3338 Sold Price **\$600,000** Sold Date **15-Nov-21**
Distance **1.25km**

 4  2  2

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

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