

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

11 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

\$729,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Brookfield

Period-from

01 Feb 2022

to

31 Jan 2023

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

178 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338	\$750,000	30-Jan-23
15 STRETTON DRIVE BROOKFIELD VIC 3338	\$725,000	15-Nov-22
25 GLENEAGLES DRIVE MELTON WEST VIC 3337	\$760,000	07-Nov-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: 06 February 2023



**178 BOTANICA SPRINGS
 BOULEVARD BROOKFIELD VIC
 3338**
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Sold Price ^{RS} **\$750,000** Sold Date **30-Jan-23**
 Distance **1.07km**



**15 STRETTON DRIVE BROOKFIELD
 VIC 3338**
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Sold Price ^{RS} **\$725,000** Sold Date **15-Nov-22**
 Distance **0.19km**



**25 GLENEAGLES DRIVE MELTON
 WEST VIC 3337**
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Sold Price **\$760,000** Sold Date **07-Nov-22**
 Distance **1.92km**

RS = Recent sale UN = Undisclosed Sale

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