



STATEMENT OF INFORMATION

179 JAMES MELROSE DRIVE, BROOKFIELD, VIC 3338

PREPARED BY PARAS SINGH, LJ HOOKER MELTON, PHONE: 0434468431

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



179 JAMES MELROSE DRIVE,

 4  2  2

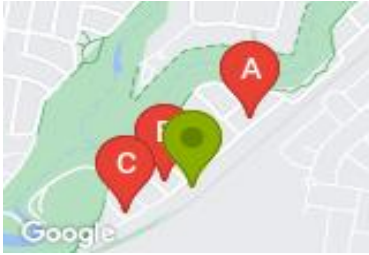
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$549,000 to \$579,000

Provided by: Paras Singh, LJ Hooker Melton

MEDIAN SALE PRICE



BROOKFIELD, VIC, 3338

Suburb Median Sale Price (House)

\$561,000

01 January 2023 to 31 December 2023

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



108 JAMES MELROSE DR, BROOKFIELD, VIC

 4  2  2

Sale Price

***\$555,000**

Sale Date: 06/12/2023

Distance from Property: 311m



4 GOSSE CRES, BROOKFIELD, VIC 3338

 4  2  2

Sale Price

***\$520,000**

Sale Date: 22/03/2024

Distance from Property: 91m



164 JAMES MELROSE DR, BROOKFIELD, VIC

 4  2  2

Sale Price

***\$550,000**

Sale Date: 20/02/2024

Distance from Property: 234m



This report has been compiled on 27/03/2024 by LJ Hooker Melton. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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