

## 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

3 MIRBOO COURT BROOKFIELD VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$563,000

Property type

House

Suburb

Brookfield

Period-from

01 Aug 2022

to

31 Jul 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

15 PATERSON COURT BROOKFIELD VIC 3338	\$545,000	02-Jun-23
29 BRENNAN STREET MELTON SOUTH VIC 3338	\$560,000	25-Feb-23
5 MANNA GUM COURT BROOKFIELD VIC 3338	\$560,000	20-Jul-23

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: 08 August 2023



**15 PATERSON COURT  
BROOKFIELD VIC 3338**

 3  2  2

Sold Price <sup>RS</sup> **\$545,000** Sold Date **02-Jun-23**

Distance **0.82km**



**29 BRENNAN STREET MELTON  
SOUTH VIC 3338**

 3  1  2

Sold Price **\$560,000** Sold Date **25-Feb-23**

Distance **0.93km**



**5 MANNA GUM COURT  
BROOKFIELD VIC 3338**

 3  2  2

Sold Price <sup>RS</sup> **\$560,000** Sold Date **20-Jul-23**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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