

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 KILMORE STREET 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

\$545,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Brookfield

Period-from

01 Nov 2022

to

31 Oct 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

4 KILMORE STREET BROOKFIELD VIC 3338	\$533,000	05-Aug-23
3 CLARICE CRESCENT BROOKFIELD VIC 3338	\$555,000	20-Jun-23
29 MANOOKA ROAD BROOKFIELD VIC 3338	\$560,000	20-Oct-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: 29 November 2023



4 KILMORE STREET BROOKFIELD VIC 3338

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Sold Price **\$533,000** Sold Date **05-Aug-23**

Distance **0.02km**



3 CLARICE CRESCENT BROOKFIELD VIC 3338

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Sold Price **\$555,000** Sold Date **20-Jun-23**

Distance **0.76km**



29 MANOOKA ROAD BROOKFIELD VIC 3338

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Sold Price ^{RS} **\$560,000** Sold Date **20-Oct-23**

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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