

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

8 DIANELLA 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

\$569,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Brookfield

Period-from

01 Jan 2023

to

31 Dec 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

5 BANGALAY DRIVE BROOKFIELD VIC 3338	\$610,000	17-Sep-23
25 WAKEFIELDS DRIVE BROOKFIELD VIC 3338	\$580,000	18-Dec-23
3 LOTUS PLACE BROOKFIELD VIC 3338	\$592,000	03-Dec-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.~~

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5 BANGALAY DRIVE BROOKFIELD VIC 3338

Sold Price

\$610,000

Sold Date

17-Sep-23

3 2 2

Distance

0.78km



25 WAKEFIELDS DRIVE BROOKFIELD VIC 3338

Sold Price

^{RS} **\$580,000**

Sold Date

18-Dec-23

4 2 2

Distance

0.13km



3 LOTUS PLACE BROOKFIELD VIC 3338

Sold Price

^{RS} **\$592,000**

Sold Date

03-Dec-23

4 2 2

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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