

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

30 CAHILL DRIVE 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

\$649,000

&

\$669,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$323,000

Property type

Land

Suburb

Brookfield

Period-from

01 May 2023

to

30 Apr 2024

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 RIDGEWAY MELTON WEST VIC 3337

\$661,000

21-Aug-23

28 OAKPARK DRIVE HARKNESS VIC 3337

\$680,000

20-Jan-24

178 CLARKES ROAD BROOKFIELD VIC 3338

\$685,000

30-Jan-24

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.~~

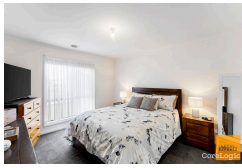
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15 RIDGEWAY MELTON WEST VIC 3337

Sold Price

\$661,000

Sold Date

21-Aug-23
 3

 2

 4

Distance

2.38km

28 OAKPARK DRIVE HARKNESS VIC 3337

Sold Price

\$680,000

Sold Date

20-Jan-24
 4

 2

 4

Distance

3.84km

178 CLARKES ROAD BROOKFIELD VIC 3338

Sold Price

^{RS} **\$685,000**

Sold Date

30-Jan-24
 4

 2

 2

Distance

0.97km

40 TRIANDRA DRIVE BROOKFIELD VIC 3338

Sold Price

\$660,000

Sold Date

26-Feb-24
 3

 2

 2

Distance

1.79km

74 SUMAC STREET BROOKFIELD VIC 3338

Sold Price

\$640,000

Sold Date

19-Jan-24
 3

 2

 2

Distance

1.61km

76 SUMAC STREET BROOKFIELD VIC 3338

Sold Price

Sold Date

19-Jan-24
 4

 2

 2

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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