

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

5 FIELDSTONE WAY 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

\$550,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Brookfield

Period-from

01 Oct 2023

to

30 Sep 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

2 FIELDSTONE WAY BROOKFIELD VIC 3338	\$610,000	05-Oct-24
17 FIELDSTONE WAY BROOKFIELD VIC 3338	\$510,000	27-Jul-24
17 FAIRCROFT DRIVE BROOKFIELD VIC 3338	\$580,000	30-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: 09 October 2024



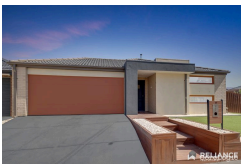
2 FIELDSTONE WAY BROOKFIELD VIC 3338 Sold Price ^{RS} **\$610,000** Sold Date **05-Oct-24**
Distance **0.05km**

 4  2  2



17 FIELDSTONE WAY BROOKFIELD VIC 3338 Sold Price **\$510,000** Sold Date **27-Jul-24**
Distance **0.08km**

 4  2  2



17 FAIRCROFT DRIVE BROOKFIELD VIC 3338 Sold Price **\$580,000** Sold Date **30-Oct-23**
Distance **0.09km**

 4  2  2



21 FIELDSTONE WAY BROOKFIELD VIC 3338 Sold Price ^{RS} **\$512,000** Sold Date **06-Sep-24**
Distance **0.11km**

 4  2  2



4 CRESTWOOD WAY BROOKFIELD VIC 3338 Sold Price **\$555,000** Sold Date **29-May-24**
Distance **0.15km**

 4  2  2

RS = Recent sale UN = Undisclosed Sale

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