

## 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

43 Fieldstone Way 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

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Brookfield

Period-from

01 Jul 2019

to

30 Jun 2020

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

3 Westmill Vista Melton West VIC 3337	\$380,000	06-Feb-20
29 Turpentine Road Brookfield VIC 3338	\$379,000	27-Apr-20
7 Wannon Court Brookfield VIC 3338	\$375,000	26-Mar-20

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: 31 July 2020



**3 Westmill Vista Melton West VIC 3337**

Sold Price **\$380,000** Sold Date **06-Feb-20**

 3  2  2

Distance **0.6km**



**29 Turpentine Road Brookfield VIC 3338**

Sold Price **\$379,000** Sold Date **27-Apr-20**

 3  1  1

Distance **0.78km**



**7 Wannon Court Brookfield VIC 3338**

Sold Price <sup>RS</sup> **\$375,000** Sold Date **26-Mar-20**

 3  1  -

Distance **1.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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