

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

2 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Brookfield

Period-from

01 Sep 2023

to

31 Aug 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

8 KILMORE STREET BROOKFIELD VIC 3338	\$565,000	29-Aug-24
33 PINRUSH ROAD BROOKFIELD VIC 3338	\$615,000	09-Aug-24
6 TWIGRUSH PLACE BROOKFIELD VIC 3338	\$540,000	12-Aug-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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Dario Haljeta
P 0396879777
M 0403490554
E dario@fndk.com.au



8 KILMORE STREET BROOKFIELD VIC 3338

 4  2  2

Sold Price

^{RS}

\$565,000

Sold Date

29-Aug-24

Distance

1.78km



33 PINRUSH ROAD BROOKFIELD VIC 3338

 4  2  2

Sold Price

^{RS}

\$615,000

Sold Date

09-Aug-24

Distance

0.95km



6 TWIGRUSH PLACE BROOKFIELD VIC 3338

 4  2  2

Sold Price

^{RS}

\$540,000

Sold Date

12-Aug-24

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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