

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

3/50 Eames Avenue Brooklyn VIC 3012

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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$783,750

Property type

Other

Suburb

Brooklyn

Period-from

01 Jun 2020

to

31 May 2021

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

2/48 Eames Avenue Brooklyn VIC 3012	\$595,000	01-Jan-21
3/56 Eames Avenue Brooklyn VIC 3012	\$570,500	05-Aug-20
4/27-29 Eames Avenue Brooklyn VIC 3012	\$615,000	22-Apr-21

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 June 2021



2/48 Eames Avenue Brooklyn VIC 3012

Sold Price

\$595,000

Sold Date

01-Jan-21

2 2 1

Distance

0.02km



3/56 Eames Avenue Brooklyn VIC 3012

Sold Price

\$570,500

Sold Date

05-Aug-20

2 1 1

Distance

0.05km



4/27-29 Eames Avenue Brooklyn VIC 3012

Sold Price

^{RS} **\$615,000**

Sold Date

22-Apr-21

2 1 1

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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