

## 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

2/8 Viola Avenue Brooklyn VIC 3012

### 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

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Brooklyn

Period-from

01 Jan 2019

to

31 Dec 2019

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

1C Almond Avenue Brooklyn VIC 3012	\$555,000	08-May-19
78A Corrigan Avenue Brooklyn VIC 3012	\$575,000	11-Jan-19
2/13 Cypress Avenue Brooklyn VIC 3012	\$580,000	26-Mar-19

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: 13 January 2020



**1C Almond Avenue Brooklyn VIC 3012**

Sold Price **\$555,000** Sold Date **08-May-19**

 2  2  1

Distance **0.2km**



**78A Corrigan Avenue Brooklyn VIC 3012**

Sold Price **\$575,000** Sold Date **11-Jan-19**

 3  2  1

Distance **0.31km**



**2/13 Cypress Avenue Brooklyn VIC 3012**

Sold Price **\$580,000** Sold Date **26-Mar-19**

 3  2  1

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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