

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

4/579-581 Geelong Road 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Brooklyn

Period-from

01 Oct 2018

to

30 Sep 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

3/4 Richards Court Brooklyn VIC 3012	\$450,000	17-Aug-19
2/2A Lynch Road Brooklyn VIC 3012	\$432,500	31-Jan-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: 16 October 2019



3/4 Richards Court Brooklyn VIC 3012

2 1 1

Sold Price **\$450,000** Sold Date **17-Aug-19**

Distance **0.85km**



2/2A Lynch Road Brooklyn VIC 3012

2 1 1

Sold Price **\$432,500** Sold Date **31-Jan-19**

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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