

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

1/8 Paw Paw 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

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

2/4 Carlsson Court Brooklyn VIC 3012	\$550,000	10-Mar-21
3/4 Carlsson Court Brooklyn VIC 3012	\$550,000	22-Apr-21
2/50 Eames Avenue Brooklyn VIC 3012	\$643,000	15-May-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: 15 June 2021



2/4 Carlsson Court Brooklyn VIC 3012

2 1 1

Sold Price

^{RS} **\$550,000**

Sold Date

10-Mar-21

Distance

0.28km



3/4 Carlsson Court Brooklyn VIC 3012

2 1 1

Sold Price

Sold Date

22-Apr-21

Distance

0.29km



2/50 Eames Avenue Brooklyn VIC 3012

2 1 1

Sold Price

^{RS} **\$643,000**

Sold Date

15-May-21

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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