

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 1/16 Conifer 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 \$530,000 & \$580,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$665,000

\*House ☒

\*unit ☐

Suburb  
or locality Brooklyn

Period - From 01/01/2018 to 31/12/2018

Source Real Estate Institute Of Victoria

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 1/60 Millers Road, Brooklyn VIC 3012	\$565,000	24/11/2018
2. 3/1 Viola Avenue, Brooklyn VIC 3012	\$615,000	09/11/2018
3. 6 Azalea Avenue, Brooklyn VIC 3012	\$615,000	19/09/2018

Statement Prepared Date: 07/03/2019