

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

1A NOLAN 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)

Single Price:

\$700,000

### Median sale price

Median price

\$743,500

House

☒

Unit

☐

Suburb

BROOKLYN

Period

01 October 2017 to 30 September 2018

Source

pricfinder

### Comparable property sales

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

1/54 MILLERS RD, BROOKLYN, VIC 3012	\$675,000	21/09/2018
65 STENHOUSE AVE, BROOKLYN, VIC 3012	\$680,000	23/06/2018
2 VIOLA AVE, BROOKLYN, VIC 3012	*\$807,800	27/08/2018

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1A NOLAN AVENUE, BROOKLYN, VIC 3012**  3  2  2

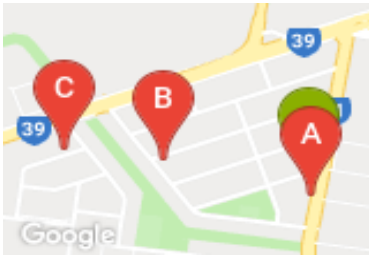
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price:** **\$700,000**

Provided by: Chris Reaper, Jas Stephens Real Estate Yarraville

## MEDIAN SALE PRICE



### BROOKLYN, VIC, 3012

Suburb Median Sale Price (House)

**\$743,500**

01 October 2017 to 30 September 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**1/54 MILLERS RD, BROOKLYN, VIC 3012**

 3  2  2

Sale Price

**\$675,000**

Sale Date: 21/09/2018

Distance from Property: 73m



**65 STENHOUSE AVE, BROOKLYN, VIC 3012**

 3  2  2

Sale Price

**\$680,000**

Sale Date: 23/06/2018

Distance from Property: 478m



**2 VIOLA AVE, BROOKLYN, VIC 3012**

 4  3  2

Sale Price

**\*\$807,800**

Sale Date: 27/08/2018

Distance from Property: 806m



This report has been compiled on 05/11/2018 by Jas Stephens Real Estate Yarraville. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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