

# 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 3/14 Stenhouse 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)

Range between \$580,000 & \$600,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Brooklyn

Period - From 01/07/2022 to 30/06/2023 Source REIV

### 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 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	3/8 Paw Paw Rd BROOKLYN 3012	\$606,000	06/07/2023
2	3/64 Misten Av ALTONA NORTH 3025	\$599,000	04/07/2023
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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 six months.

This Statement of Information was prepared on: 14/08/2023 11:47



**Property Type:** Unit

Agent Comments

## Comparable Properties



**3/8 Paw Paw Rd BROOKLYN 3012 (REI/VG)**

Agent Comments



**Price:** \$606,000

**Method:** Private Sale

**Date:** 06/07/2023

**Property Type:** Unit



**3/64 Misten Av ALTONA NORTH 3025 (REI/VG)**

Agent Comments



**Price:** \$599,000

**Method:** Sold Before Auction

**Date:** 04/07/2023

**Property Type:** Unit

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 six months.