



**first
national**
REAL ESTATE

| Barlow McEwan Tribe

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



77 CORRIGAN AVENUE, BROOKLYN, VIC

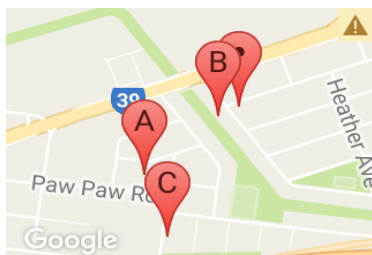


Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$460,000 to \$500,000**

MEDIAN SALE PRICE



BROOKLYN, VIC, 3012

Suburb Median Sale Price (Unit)

\$500,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

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.



3/5 ALMOND AVE, BROOKLYN, VIC 3012



Sale Price

***\$482,000**

Sale Date: 11/05/2017

Distance from Property: 394m



3/83 CYPRESS AVE, BROOKLYN, VIC 3012



Sale Price

\$500,000

Sale Date: 13/02/2017

Distance from Property: 76m



1/6 LYNCH RD, BROOKLYN, VIC 3012



Sale Price

\$550,000

Sale Date: 21/01/2017

Distance from Property: 523m



This report has been compiled on 03/07/2017 by Barlow McEwan Tribe Altona. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

77 CORRIGAN AVENUE, BROOKLYN, VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$460,000 to \$500,000

Median sale price

Median price

\$500,000

House

Unit

X

Suburb

BROOKLYN

Period

01 July 2016 to 30 June 2017

Source



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
3/5 ALMOND AVE, BROOKLYN, VIC 3012	*\$482,000	11/05/2017
3/83 CYPRESS AVE, BROOKLYN, VIC 3012	\$500,000	13/02/2017
1/6 LYNCH RD, BROOKLYN, VIC 3012	\$550,000	21/01/2017