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<br>Including suburb and postcode | 4/34 Conifer Avenue 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 | $560,000 | & | $590,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $783,750 | Property type | Other | Suburb | Brooklyn |
| Period-from | 01 May 2020 | to | 30 Apr 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 |
|---|---|---|
| 1/34 Conifer Avenue Brooklyn VIC 3012 | $665,000 | - |
| 3/14 Conifer Avenue Brooklyn VIC 3012 | $608,000 | 24-Aug-20 |
| 2/14 Conifer Avenue Brooklyn VIC 3012 | $612,500 | 20-Aug-20 |

**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: 20 May 2021

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**1/34 Conifer Avenue Brooklyn VIC 3012**

2 2 1

Sold Price **$665,000** Sold Date **-**

Distance **0.02km**

**3/14 Conifer Avenue Brooklyn VIC 3012**

2 2 1

Sold Price **$608,000** Sold Date **24-Aug-20**

Distance **0.16km**

**2/14 Conifer Avenue Brooklyn VIC 3012**

2 2 1

Sold Price **$612,500** Sold Date **20-Aug-20**

Distance **0.17km**

**4/20 Cypress Avenue Brooklyn VIC 3012**

2 2 1

Sold Price **$620,000** Sold Date **03-Feb-20**

Distance **0.19km**

**2/635 Geelong Road Brooklyn VIC 3012**

2 2 1

Sold Price **$670,000** Sold Date **12-Mar-21**

Distance **0.22km**

**2/50 Eames Avenue Brooklyn VIC 3012**

- - -

Sold Price RS **$643,000** Sold Date **15-May-21**

Distance **0.34km**

**RS** = Recent sale **UN** = Undisclosed Sale

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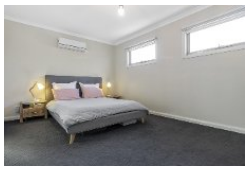

**2/24 Primula Avenue Brooklyn VIC 3012** Sold Price RS **$650,000** Sold Date **08-Apr-21**

2 2 1 Distance **0.5km**

**RS** = Recent sale **UN** = Undisclosed Sale

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