

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

23 Stenhouse Avenue, Brooklyn

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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$790,000

House

☒

Suburb
or locality

Brooklyn

Period - From

01/07/17

to

30/09/17

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. 1 Brack Avenue Brooklyn	\$901,000	21/9/17
2. 7 Stenhouse Avenue Brooklyn	\$820,000	7/6/17
3. 11 Langshaw Street Altona North	\$850,000	29/6/17