

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

3/56 Eames 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

\$545,000

Property type

Unit

Suburb

Brooklyn

Period-from

01 Jul 2019

to

30 Jun 2020

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

3/48 Eames Avenue Brooklyn VIC 3012	\$567,500	27-Nov-19
1/25 Eames Avenue Brooklyn VIC 3012	\$565,000	03-Nov-19
1/52 Corrigan Avenue Brooklyn VIC 3012	\$585,500	14-Feb-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: 15 July 2020



3/48 Eames Avenue Brooklyn VIC 3012

Sold Price

\$567,500

Sold Date

27-Nov-19

2

1

1

Distance

0.06km



1/25 Eames Avenue Brooklyn VIC 3012

Sold Price

\$565,000

Sold Date

03-Nov-19

2

1

1

Distance

0.14km



1/52 Corrigan Avenue Brooklyn VIC 3012

Sold Price

\$585,500

Sold Date

14-Feb-20

2

1

1

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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