

## 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

21 BROOKLYN STREET OFFICER VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$725,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Officer

Period-from

01 Oct 2023

to

30 Sep 2024

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 5 JOMON WAY OFFICER VIC 3809         | \$780,000 | 14-Aug-24 |
| 23 KALLISTA CIRCUIT OFFICER VIC 3809 | \$790,000 | 15-Sep-24 |
| 2 ARISTOTLE WAY OFFICER VIC 3809     | \$767,000 | 25-Jun-24 |

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: 30 October 2024

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**5 JOMON WAY OFFICER VIC 3809** Sold Price **\$780,000** Sold Date **14-Aug-24**

 4  2  2

Distance **1.88km**



**23 KALLISTA CIRCUIT OFFICER VIC 3809** Sold Price **\$790,000** Sold Date **15-Sep-24**

 4  2  2

Distance **0.8km**



**2 ARISTOTLE WAY OFFICER VIC 3809** Sold Price **\$767,000** Sold Date **25-Jun-24**

 4  2  2

Distance **1.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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