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	1 Corrigan 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	$790,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$843,000	Property type	House	Suburb	Brooklyn
Period-from	01 Sep 2020	to	31 Aug 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
24 Stenhouse Avenue Brooklyn VIC 3012	$841,000	30-Jun-21
19 Stenhouse Avenue Brooklyn VIC 3012	$840,000	26-Jun-21
21 Stenhouse Avenue Brooklyn VIC 3012	$885,000	30-Jun-21

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: 27 September 2021

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24 Stenhouse Avenue Brooklyn VIC 3012

4 1 1

Sold Price RS $841,000 Sold Date 30-Jun-21

Distance 0.22km

19 Stenhouse Avenue Brooklyn VIC 3012

3 1 3

Sold Price RS $840,000 Sold Date 26-Jun-21

Distance 0.23km

21 Stenhouse Avenue Brooklyn VIC 3012

3 2 2

Sold Price $885,000 Sold Date 30-Jun-21

Distance 0.24km

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

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