

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

3/38 Millers Road, Brooklyn Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000 & \$530,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Brooklyn

Period - From 01/04/2020

to 31/03/2021

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	3/4 Carlsson Ct BROOKLYN 3012	\$550,000	30/04/2021
2	2/4 Carlsson Ct BROOKLYN 3012	\$550,000	10/03/2021
3	3/5 Almond Av BROOKLYN 3012	\$557,000	28/01/2021

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 six months.~~

This Statement of Information was prepared on:

21/06/2021 10:27



2 1 1

Rooms: 3

Property Type: Townhouse

Land Size: 196 sqm approx

Agent Comments

Two bedroom single level townhouse with lock-up garage.

Comparable Properties



3/4 Carlsson Ct BROOKLYN 3012 (REI)

2 1 1

Price: \$550,000

Method: Sold Before Auction

Date: 30/04/2021

Property Type: Unit

Agent Comments

Newer two bedroom single level townhouse, but one house off the freeway.



2/4 Carlsson Ct BROOKLYN 3012 (REI)

2 1 1

Price: \$550,000

Method: Sold Before Auction

Date: 10/03/2021

Property Type: Townhouse (Res)

Agent Comments

Newer two bedroom single level townhouse, but one house off the freeway.



3/5 Almond Av BROOKLYN 3012 (VG)

2 - -

Price: \$557,000

Method: Sale

Date: 28/01/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Agent Comments

Similarly aged two bedroom single level townhouse south of Conifer Avenue.