

STATEMENT OF INFORMATION

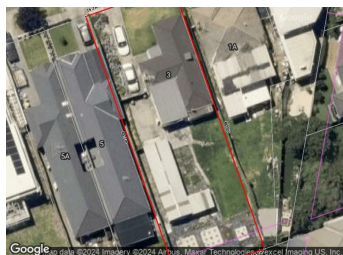
3 EAMES AVENUE, BROOKLYN, VIC 3012

PREPARED BY TRENT BORG, PHONE: 0425 850 605



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 EAMES AVENUE, BROOKLYN, VIC 3012

3 bedrooms 1 bathroom -

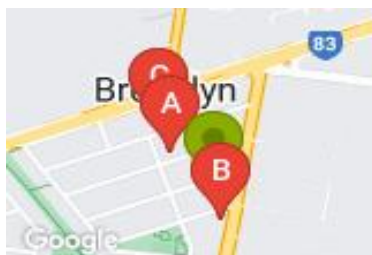
Indicative Selling Price

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

Price Range: \$750,000 to \$820,000

Provided by: Trent Borg, Sweeney Altona, Altona Meadows & Altona North

MEDIAN SALE PRICE



BROOKLYN, VIC, 3012

Suburb Median Sale Price (House)

\$865,500

01 July 2023 to 30 June 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



26 STENHOUSE AVE, BROOKLYN, VIC 3012

3 bedrooms 1 bathroom 2 cars

Sale Price

\$757,500

Sale Date: 25/03/2024

Distance from Property: 190m



48 MILLERS RD, BROOKLYN, VIC 3012

3 bedrooms 1 bathroom 1 car

Sale Price

\$753,500

Sale Date: 19/04/2024

Distance from Property: 118m



32 CORRIGAN AVE, BROOKLYN, VIC 3012

2 bedrooms 1 bathroom 3 cars

Sale Price

***\$806,500**

Sale Date: 22/06/2024

Distance from Property: 289m



This report has been compiled on 06/08/2024 by Sweeney Altona, Altona Meadows & Altona North. Property Data Solutions Pty Ltd 2024 -

www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3 EAMES AVENUE, BROOKLYN, VIC 3012

Indicative selling price

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

Price Range:

\$750,000 to \$820,000

Median sale price

Median price

\$865,500

Property type

House

Suburb

BROOKLYN

Period

01 July 2023 to 30 June 2024

Source



Comparable property sales

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
26 STENHOUSE AVE, BROOKLYN, VIC 3012	\$757,500	25/03/2024
48 MILLERS RD, BROOKLYN, VIC 3012	\$753,500	19/04/2024
32 CORRIGAN AVE, BROOKLYN, VIC 3012	*\$806,500	22/06/2024

This Statement of Information was prepared on: 06/08/2024