

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

2/4 Carlsson Court, Brooklyn Vic 3012

Indicative selling price

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

Range between \$525,000 & \$550,000

Median sale price

Median price \$627,500

Property Type Unit

Suburb Brooklyn

Period - From 16/02/2020

to 15/02/2021

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	2/48 Eames Av BROOKLYN 3012	\$595,000	11/01/2021
2	3/52 Stenhouse Av BROOKLYN 3012	\$555,000	21/12/2020
3	3/34 Millers Rd BROOKLYN 3012	\$530,000	30/11/2020

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:

16/02/2021 09:44



2 1 1

Rooms: 3

Property Type: Townhouse

Agent Comments

Comparable Properties



2/48 Eames Av BROOKLYN 3012 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Private Sale

Date: 11/01/2021

Property Type: Unit

3/52 Stenhouse Av BROOKLYN 3012 (VG)

Agent Comments

2 - -

Price: \$555,000

Method: Sale

Date: 21/12/2020

Property Type: Flat/Unit/Apartment (Res)



3/34 Millers Rd BROOKLYN 3012 (REI)

Agent Comments

2 1 2

Price: \$530,000

Method: Private Sale

Date: 30/11/2020

Property Type: House

Land Size: 187 sqm approx