

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 2/6 Corrigan Avenue, Brooklyn Vic 3012

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$790,000 House X Unit Suburb Brooklyn

Period - From 01/10/2016 to 30/09/2017 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	1/6 Corrigan Av BROOKLYN 3012	\$750,000	13/12/2017
2	107 Third Av ALTONA NORTH 3025	\$700,000	04/08/2017
3	1/53 Stenhouse Av BROOKLYN 3012	\$665,000	01/07/2017

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.



3
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 2

Rooms: 5

Property Type: Townhouse

Land Size: 133 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$730,000

Median House Price

Year ending September 2017: \$790,000

Comparable Properties

1/6 Corrigan Av BROOKLYN 3012 (REI)

Agent Comments

3
 2
 2

Price: \$750,000

Method: Auction Sale

Date: 13/12/2017

Rooms: -

Property Type: Townhouse (Res)



107 Third Av ALTONA NORTH 3025 (REI/VG)

Agent Comments

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 1
 2

Price: \$700,000

Method: Sold Before Auction

Date: 04/08/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 166 sqm approx



1/53 Stenhouse Av BROOKLYN 3012 (REI)

Agent Comments

3
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Price: \$665,000

Method: Auction Sale

Date: 01/07/2017

Rooms: -

Property Type: Townhouse (Res)