

## 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

6 Millers Road Brooklyn VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$580,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Other

Suburb

Brooklyn

Period-from

01 Nov 2018

to

31 Oct 2019

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

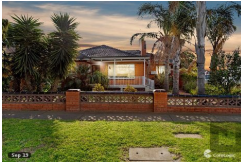
Date of sale

36 Eames Avenue Brooklyn VIC 3012	\$649,000	21-Sep-19
1/18 Viola Avenue Brooklyn VIC 3012	\$540,000	30-Aug-19

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: 11 November 2019



**36 Eames Avenue Brooklyn VIC 3012**

3 1 2

Sold Price

<sup>RS</sup> **\$649,000**

Sold Date

**21-Sep-19**

Distance

**0.4km**



**1/18 Viola Avenue Brooklyn VIC 3012**

3 1 1

Sold Price

<sup>RS</sup> **\$540,000**

Sold Date

**30-Aug-19**

Distance

**1.05km**

RS = Recent sale

UN = Undisclosed Sale

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