

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

32 Stenhouse Avenue, Brooklyn Vic 3012

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$860,000

Property Type

House

Suburb

Brooklyn

Period - From

01/10/2020

to

30/09/2021

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	26 Nolan Av BROOKLYN 3012	\$950,000	25/06/2021
2	42 Corrigan Av BROOKLYN 3012	\$935,000	10/07/2021
3	38 Stenhouse Av BROOKLYN 3012	\$860,000	02/07/2021

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:

19/11/2021 16:17



Property Type:
Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

Year ending September 2021: \$860,000

Comparable Properties



26 Nolan Av BROOKLYN 3012 (VG)

Agent Comments



Price: \$950,000

Method: Sale

Date: 25/06/2021

Property Type: House (Res)

Land Size: 779 sqm approx

42 Corrigan Av BROOKLYN 3012 (REI/VG)

Agent Comments



Price: \$935,000

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)

Land Size: 697 sqm approx



38 Stenhouse Av BROOKLYN 3012 (VG)

Agent Comments



Price: \$860,000

Method: Sale

Date: 02/07/2021

Property Type: Development Site (Res)

Land Size: 697 sqm approx

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