

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	44 Conifer Avenue, Brooklyn VIC 3012
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Indicative selling price

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

Single price		or range between	\$960,000	&	\$1,050,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$860,00	*House	<input checked="" type="checkbox"/>	*unit	<input type="checkbox"/>	Suburb or locality	Brooklyn
Period - From	01/11/2020	to	31/10/2021	Source	Real Estate Institute Of Victoria		

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. 69 Cypress Avenue, Brooklyn	\$1,000,000	06/07/2021
2. 71 Cypress Avenue, Brooklyn	\$1,000,000	06/07/2021
3. 16 Stenhouse Avenue, Brooklyn	\$1,900,000	21/09/2021
4. 18 Stenhouse Avenue, Brooklyn	\$1,900,000	21/09/2021