

# 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

4/2 Corrigan Avenue, Brooklyn Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$420,000

### Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

Brooklyn

Period - From

01/07/2018

to

30/06/2019

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	3/26 Rymill Ct ALTONA NORTH 3025	\$575,000	08/07/2019
2	3/50 Conifer Av BROOKLYN 3012	\$515,000	24/08/2019
3	4/350-354 Somerville Rd WEST FOOTSCRAY 3012	\$460,000	29/07/2019

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:

11/10/2019 10:54



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$420,000

**Median Unit Price**

Year ending June 2019: \$565,000

## Comparable Properties



**3/26 Rymill Ct ALTONA NORTH 3025 (VG)**

**Agent Comments**



**Price:** \$575,000

**Method:** Sale

**Date:** 08/07/2019

**Property Type:** Strata Unit/Flat



**3/50 Conifer Av BROOKLYN 3012 (REI)**

**Agent Comments**



**Price:** \$515,000

**Method:** Auction Sale

**Date:** 24/08/2019

**Property Type:** Unit



**4/350-354 Somerville Rd WEST FOOTSCRAY 3012 (REI/VG)**

**Agent Comments**



**Price:** \$460,000

**Method:** Private Sale

**Date:** 29/07/2019

**Property Type:** Villa