

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 2/39 Stenhouse Avenue, Brooklyn Vic 3012

Indicative selling price

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

Range between \$570,000 & \$600,000

Median sale price

Median price \$815,000 House X Unit Suburb Brooklyn

Period - From 01/04/2017 to 31/03/2018 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	3/659 Geelong Rd BROOKLYN 3012	\$590,000	24/02/2018
2	2/22 Cypress Av BROOKLYN 3012	\$578,000	19/03/2018
3	3/53 Stenhouse Av BROOKLYN 3012	\$565,500	16/02/2018

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.



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 1
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Rooms: 4**Property Type:**

Flat/Unit/Apartment (Res)

Land Size: 237 sqm approx**Agent Comments**

Three bedroom town residence with lock up garage.

Indicative Selling Price

\$570,000 - \$600,000

Median House Price

Year ending March 2018: \$815,000

Comparable Properties

**3/659 Geelong Rd BROOKLYN 3012 (REI)**

3
 2
 2

Price: \$590,000**Method:** Auction Sale**Date:** 24/02/2018**Rooms:** -**Property Type:** Townhouse (Res)**Agent Comments**

Single level three bedroom set at the back of the block on a main road.

**2/22 Cypress Av BROOKLYN 3012 (REI)**

2
 1
 1

Price: \$578,000**Method:** Private Sale**Date:** 19/03/2018**Rooms:** -**Property Type:** Townhouse (Res)**Agent Comments**

Double storey two bedroom in a development of three.

**3/53 Stenhouse Av BROOKLYN 3012 (REI/VG)**

3
 2
 2

Price: \$565,500**Method:** Private Sale**Date:** 16/02/2018**Rooms:** -**Property Type:** Townhouse (Res)**Agent Comments**

Three bedroom single level townhouse on the same street in a development of three.