

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

3/6 Lynch Road Brooklyn VIC 3012

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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$644,500

Property type

House

Suburb

Brooklyn

Period-from

01 Feb 2019

to

31 Jan 2020

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

3/4 Richards Court Brooklyn VIC 3012	\$450,000	17-Aug-19
3/50 Conifer Avenue Brooklyn VIC 3012	\$515,000	24-Aug-19
4/579-581 Geelong Road Brooklyn VIC 3012	\$430,000	05-Nov-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: 03 February 2020



3/4 Richards Court Brooklyn VIC 3012

2 1 1

Sold Price

\$450,000

Sold Date

17-Aug-19

Distance

0.21km



3/50 Conifer Avenue Brooklyn VIC 3012

2 1 1

Sold Price

\$515,000

Sold Date

24-Aug-19

Distance

0.48km



4/579-581 Geelong Road Brooklyn VIC 3012

2 1 1

Sold Price

\$430,000

Sold Date

05-Nov-19

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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