

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 2/28 Stenhouse Avenue, 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 \$590,000 & \$630,000

Median sale price

(*Delete house or unit as applicable)

Median price \$644,500 Unit ☒ Suburb or locality Brooklyn VIC 3012

Period - From 01/02/2019 to 31/01/2020 Source Real Estate Institute Of Victoria

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. 2/36 Corrigan Avenue, Brooklyn VIC 3012	\$630,000	23/11/2019
2. 2/28 Nolan Avenue, Brooklyn VIC 3012	\$648,000	21/12/2019
3. 1/66 Primula Avenue, Brooklyn VIC 3012	\$610,000	23/11/2019

Statement Prepared Date: 04/02/2020