

## 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

2/42 Nolan Avenue, Brooklyn

#### Indicative selling price

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

Single price \$ or range between \$360,000 & \$390,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$640,000

unit X

Suburb  
or locality Brooklyn

Period - From 1/10/17 to 31/12/17

Source Real Estate Institute Of Victoria

#### Comparable property sales (\*Delete A or B below as applicable)

**B\*** **Either** 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.

Statement Prepared Date: 2/02/2018