

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

2/16 Conifer 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Brooklyn

Period-from

01 Oct 2020

to

30 Sep 2021

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

1/8 Paw Paw Road Brooklyn VIC 3012	\$620,000	25-Jun-21
2/4 Heather Avenue Brooklyn VIC 3012	\$620,000	31-Jul-21
3/38 Millers Road Brooklyn VIC 3012	\$538,000	16-Jul-21

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.~~

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1/8 Paw Paw Road Brooklyn VIC 3012

2 1 2

Sold Price

\$620,000

Sold Date

25-Jun-21

Distance

0.27km



2/4 Heather Avenue Brooklyn VIC 3012

2 1 1

Sold Price

Sold Date

31-Jul-21

Distance

0.5km



3/38 Millers Road Brooklyn VIC 3012

2 1 1

Sold Price

^{RS} **\$538,000**

Sold Date

16-Jul-21

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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