

## 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

12/10 HEATHER AVENUE BROOKLYN VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Brooklyn

Period-from

01 Dec 2021

to

30 Nov 2022

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

8/17 KINGSVILLE STREET KINGSVILLE VIC 3012	\$365,000	12-Jul-22
3/93 DROOP STREET FOOTSCRAY VIC 3011	\$367,500	18-Aug-22
2/69A KINGSVILLE STREET KINGSVILLE VIC 3012	\$325,500	21-Apr-22

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: 12 December 2022



## 8/17 KINGSVILLE STREET KINGSVILLE VIC 3012

2 1 1

Sold Price

RS

\$365,000

Sold Date

12-Jul-22

Distance

3.17km



## 3/93 DROOP STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price

\$367,500

Sold Date

18-Aug-22

Distance

5.14km



## 2/69A KINGSVILLE STREET KINGSVILLE VIC 3012

2 1 1

Sold Price

\$325,500

Sold Date

21-Apr-22

Distance

2.97km

RS = Recent sale

UN = Undisclosed Sale

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