

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

4/27-29 Eames 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

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,750

Property type

Unit

Suburb

Brooklyn

Period-from

01 Apr 2020

to

31 Mar 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

2/48 Eames Avenue Brooklyn VIC 3012	\$595,000	01-Jan-21
3/52 Stenhouse Avenue Brooklyn VIC 3012	\$555,000	21-Dec-20
2/4 Carlsson Court Brooklyn VIC 3012	\$550,000	10-Mar-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.~~

This Statement of Information was prepared on: 08 April 2021



2/48 Eames Avenue Brooklyn VIC 3012

Sold Price

\$595,000

Sold Date

01-Jan-21

2

2

1

Distance

0.08km



3/52 Stenhouse Avenue Brooklyn VIC 3012

Sold Price

\$555,000

Sold Date

21-Dec-20

2

1

1

Distance

0.21km



2/4 Carlsson Court Brooklyn VIC 3012

Sold Price

^{RS} **\$550,000**

Sold Date

10-Mar-21

2

1

1

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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