

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

1 Eames Avenue, Brooklyn Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000

&

\$649,000

Median sale price

Median price \$700,000

Property Type House

Suburb Brooklyn

Period - From 01/01/2019

to 31/12/2019

Source REIV

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 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	2/54 Millers Rd BROOKLYN 3012	\$705,000	04/09/2019
2	36 Eames Av BROOKLYN 3012	\$649,000	21/09/2019
3	2/10 Conifer Av BROOKLYN 3012	\$634,500	29/10/2019

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 six months.~~

This Statement of Information was prepared on:

05/02/2020 17:59

1 Eames Avenue, Brooklyn Vic 3012



 3  - 

Property Type: House (Res)

Land Size: 345 sqm approx

Agent Comments

Indicative Selling Price

\$590,000 - \$649,000

Median House Price

Year ending December 2019: \$700,000

Comparable Properties



2/54 Millers Rd BROOKLYN 3012 (REI/VG)

Agent Comments

 3  2  2

Price: \$705,000

Method: Sold Before Auction

Date: 04/09/2019

Property Type: House



36 Eames Av BROOKLYN 3012 (REI/VG)

Agent Comments

 3  1  2

Price: \$649,000

Method: Private Sale

Date: 21/09/2019

Property Type: House

Land Size: 431 sqm approx



2/10 Conifer Av BROOKLYN 3012 (REI/VG)

Agent Comments

 3  2  2

Price: \$634,500

Method: Private Sale

Date: 29/10/2019

Property Type: House

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.