

11/10 Heather Avenue, Brooklyn Vic 3012

hockingstuart

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2 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$282,000 - \$310,000

Median Unit Price

Year ending March 2017: \$495,000

Comparable Properties



5/10 Heather Av BROOKLYN 3012 (REI)

Agent Comments

2 1 1

Price: \$347,500

Method: Sold Before Auction

Date: 27/03/2017

Rooms: 3

Property Type: Apartment



8/420 Blackshaws Rd ALTONA NORTH 3025 (VG)

Agent Comments

2 - -

Price: \$307,000

Method: Sale

Date: 07/02/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



14/10 Heather Av BROOKLYN 3012 (REI/VG)

Agent Comments

2 1 1

Price: \$251,000

Method: Private Sale

Date: 19/09/2016

Rooms: 3

Property Type: Unit

Although sold outside of 6 months time frame, we believe this property to be an accurate comparable sale in Brooklyn.

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

11/10 Heather Avenue, Brooklyn Vic 3012

Indicative selling price

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

Range between \$282,000 & \$310,000

Median sale price

Median price \$495,000

Unit X

Suburb Brooklyn

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

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
5/10 Heather Av BROOKLYN 3012	\$347,500	27/03/2017
8/420 Blackshaws Rd ALTONA NORTH 3025	\$307,000	07/02/2017
14/10 Heather Av BROOKLYN 3012	\$251,000	19/09/2016