

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

1/25 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Brooklyn

Period-from

01 Feb 2022

to

31 Jan 2023

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

2/11 CYPRESS AVENUE BROOKLYN VIC 3012	\$580,000	28-Nov-22
3/16 MILLERS ROAD BROOKLYN VIC 3012	\$580,000	08-Sep-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: 21 February 2023



2/11 CYPRESS AVENUE BROOKLYN VIC 3012 Sold Price **\$580,000** Sold Date **28-Nov-22**

2 1 1

Distance **0.24km**



3/16 MILLERS ROAD BROOKLYN VIC 3012 Sold Price Sold Date **08-Sep-22**

3 1 1

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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