

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 Brack Avenue, Brooklyn Vic 3012
postocae	

Indicative selling price

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

Range between \$800,000	&	\$880,000
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Median sale price

Median price	\$760,000	Hou	se X		Unit		Suburb	Brooklyn
Period - From	01/07/2016	to	30/06/20	17		Source	REIV	

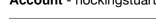
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	22 Eames Av BROOKLYN 3012	\$835,000	11/03/2017
2	28 Stenhouse Av BROOKLYN 3012	\$834,000	18/03/2017
3	7 Stenhouse Av BROOKLYN 3012	\$820,000	07/06/2017

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.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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hockingstuart









Rooms: 5

Property Type: House (Previously

Occupied - Detached) Land Size: 744 approx sqm

approx

Agent Comments

Indicative Selling Price \$800,000 - \$880,000 **Median House Price** Year ending June 2017: \$760,000

Comparable Properties



22 Eames Av BROOKLYN 3012 (VG)





Price: \$835,000 Method: Sale Date: 11/03/2017

Rooms: -

Property Type: House (Res) Land Size: 697 sqm approx

Agent Comments

28 Stenhouse Av BROOKLYN 3012 (REI/VG)

= 3







Price: \$834,000 Method: Auction Sale Date: 18/03/2017

Rooms: -

Property Type: House (Res) Land Size: 696 sqm approx **Agent Comments**

7 Stenhouse Av BROOKLYN 3012 (REI)







Price: \$820,000

Method: Sold Before Auction

Date: 07/06/2017

Rooms: 4

Property Type: House (Res)

Agent Comments

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