

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

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$760,000

House

X

Unit

Suburb Brooklyn

Period - From 01/07/2016

to

30/06/2017

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	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.



3 2 3

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)

Agent Comments

3 - -

Price: \$835,000

Method: Sale

Date: 11/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 697 sqm approx

28 Stenhouse Av BROOKLYN 3012 (REI/VG)

Agent Comments

3 1 1

Price: \$834,000

Method: Auction Sale

Date: 18/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 696 sqm approx



7 Stenhouse Av BROOKLYN 3012 (REI)

Agent Comments

3 1 2

Price: \$820,000

Method: Sold Before Auction

Date: 07/06/2017

Rooms: 4

Property Type: House (Res)