

## 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

70 Eames Avenue Brooklyn VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,500

Property type

House

Suburb

Brooklyn

Period-from

01 Apr 2019

to

31 Mar 2020

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

2/28 Nolan Avenue Brooklyn VIC 3012	\$648,000	21-Dec-19
1/10 Conifer Avenue Brooklyn VIC 3012	\$695,000	01-Dec-19
1/3 Houston Court Brooklyn VIC 3012	\$665,000	14-Feb-20

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: 02 April 2020



**2/28 Nolan Avenue Brooklyn VIC 3012**

Sold Price

**\$648,000**

Sold Date

**21-Dec-19**

3 2 1

Distance

**0.19km**



**1/10 Conifer Avenue Brooklyn VIC 3012**

Sold Price

**\$695,000**

Sold Date

**01-Dec-19**

3 2 1

Distance

**0.21km**



**1/3 Houston Court Brooklyn VIC 3012**

Sold Price

**\$665,000**

Sold Date

**14-Feb-20**

3 2 3

Distance

**0.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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