

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

3/10 Viola Avenue, Brooklyn Vic 3012

Indicative selling price

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

Range between \$620,000

&

\$650,000

Median sale price

Median price \$577,750

Property Type Unit

Suburb Brooklyn

Period - From 17/06/2019

to

16/06/2020

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	3 Houston Ct BROOKLYN 3012	\$665,000	14/02/2020
2	2/28 Nolan Av BROOKLYN 3012	\$648,000	21/12/2019
3	6/53-55 Kyle Rd ALTONA NORTH 3025	\$640,000	06/03/2020

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.~~

This Statement of Information was prepared on:

18/11/2020

3/10 Viola Avenue, Brooklyn Vic 3012



Nicholas Skapoulas

03 9314 4200

0418 371 558

nicholas@nicholasscott.com.au

Indicative Selling Price

\$600,000 - \$635,000

Median Unit Price

17/06/2019 - 16/06/2020: \$577,750



Property Type:

Agent Comments

Comparable Properties



3 Houston Ct BROOKLYN 3012 (REI)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 14/02/2020

Property Type: Townhouse (Single)



2/28 Nolan Av BROOKLYN 3012 (REI/VG)

Agent Comments



Price: \$648,000

Method: Private Sale

Date: 21/12/2019

Property Type: Townhouse (Single)

Land Size: 697 sqm approx



6/53-55 Kyle Rd ALTONA NORTH 3025 (REI/VG)

Agent Comments



Price: \$640,000

Method: Sold Before Auction

Date: 06/03/2020

Rooms: 6

Property Type: Townhouse (Res)

Account - Nicholas Scott (Vic) Pty Ltd | P: 03 9314 4200 | F: 03 9314 9897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.