## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/10 Viola Avenue, Brooklyn Vic 3012

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot	ting		
Range betwee	en \$620,000		&		\$650,000			
Median sale p	rice							
Median price	\$577,750	Pro	operty Type	Unit			Suburb	Brooklyn
Period - From	17/06/2019	to	16/06/2020		So	urce	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	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





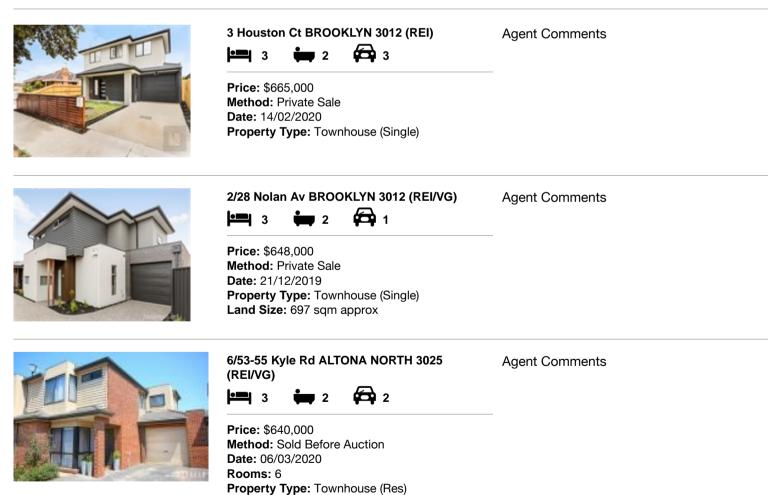




**Property Type:** Agent Comments Nicholas Skapoulas 03 9314 4200 0418 371 558 nicholas@nicholasscott.com.au

Indicative Selling Price \$600,000 - \$635,000 Median Unit Price 17/06/2019 - 16/06/2020: \$577,750

# **Comparable Properties**



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.