

## 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

33 Heather 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

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,500

Property type

House

Suburb

Brooklyn

Period-from

01 Dec 2019

to

30 Nov 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

1/4 Heather Avenue Brooklyn VIC 3012	\$716,000	29-Sep-09
1/15 Cypress Avenue Brooklyn VIC 3012	\$715,000	16-Oct-20
1/51 Cypress Avenue Brooklyn VIC 3012	\$690,000	16-Oct-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: 10 December 2020



## 1/4 Heather Avenue Brooklyn VIC 3012

Sold Price

**\$716,000**

Sold Date **29-Sep-09**

4 2 2

Distance **0.29km**



## 1/15 Cypress Avenue Brooklyn VIC 3012

Sold Price

<sup>RS</sup> **\$715,000**

Sold Date **16-Oct-20**

3 2 2

Distance **0.31km**



## 1/51 Cypress Avenue Brooklyn VIC 3012

Sold Price

**\$690,000**

Sold Date **16-Oct-20**

3 2 2

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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