

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$630,000	&	\$660,000
hange between	\$630,000	α	\$660,000

Median sale price

Median price	\$610,000	Hou	se	Unit	Х	S	Suburb	Brooklyn
Period - From	01/07/2017	to	30/06/2018		Source	REIV		

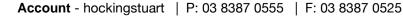
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	65 Stenhouse Av BROOKLYN 3012	\$680,000	23/06/2018
2	68 Stenhouse Av BROOKLYN 3012	\$645,000	20/03/2018
3	3/20 Cypress Av BROOKLYN 3012	\$630,000	07/06/2018

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.







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hockingstuart







Rooms: 5

Property Type: Townhouse

(Single)

Land Size: 150 sqm approx

Agent Comments

Three bedroom street facing house

Indicative Selling Price \$630,000 - \$660,000 **Median Unit Price** Year ending June 2018: \$610,000

Comparable Properties

65 Stenhouse Av BROOKLYN 3012 (REI)

--3







Price: \$680,000

Method: Sold Before Auction

Date: 23/06/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Three bedroom townhouse next door



68 Stenhouse Av BROOKLYN 3012 (VG)









Price: \$645.000 Method: Sale Date: 20/03/2018

Rooms: -

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments

Three bedroom street facing townhouse across

the road



3/20 Cypress Av BROOKLYN 3012 (REI)





Price: \$630,000

Method: Sold Before Auction

Date: 07/06/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Three bedroom townhouse in a complex

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