

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 67 Stenhouse Avenue, Brooklyn Vic 3012

Indicative selling price

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

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

Median sale price

Median price \$610,000 House Unit X 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.

	Address 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.



3
 2
 2

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
 2
 2

Agent Comments

Three bedroom townhouse next door

Price: \$680,000

Method: Sold Before Auction

Date: 23/06/2018

Rooms: -

Property Type: Townhouse (Res)



68 Stenhouse Av BROOKLYN 3012 (VG)

3
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Agent Comments

Three bedroom street facing townhouse across the road

Price: \$645,000

Method: Sale

Date: 20/03/2018

Rooms: -

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



3/20 Cypress Av BROOKLYN 3012 (REI)

3
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 1

Agent Comments

Three bedroom townhouse in a complex

Price: \$630,000

Method: Sold Before Auction

Date: 07/06/2018

Rooms: -

Property Type: Townhouse (Res)