

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

8 Primula Avenue, Brooklyn Vic 3012

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$703,000

House

X

Unit

Suburb Brooklyn

Period - From 01/01/2018

to 31/12/2018

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	23 Macdonald Av ALTONA NORTH 3025	\$855,000	19/11/2018
2	123 Sixth Av ALTONA NORTH 3025	\$820,000	26/12/2018
3	17 Estelle Ct ALTONA NORTH 3025	\$755,000	15/10/2018

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.



4 2 6

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 660 sqm approx

Agent Comments

Comparable Properties

23 Macdonald Av ALTONA NORTH 3025 (VG)

Agent Comments

3 - -

Price: \$855,000

Method: Sale

Date: 19/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx



123 Sixth Av ALTONA NORTH 3025 (REI)

Agent Comments

3 1 3

Price: \$820,000

Method: Private Sale

Date: 26/12/2018

Rooms: -

Property Type: House

Land Size: 557 sqm approx

17 Estelle Ct ALTONA NORTH 3025 (REI/VG)

Agent Comments

3 1 2

Price: \$755,000

Method: Private Sale

Date: 15/10/2018

Rooms: 5

Property Type: House (Res)

Land Size: 637 sqm approx