

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

18 Stenhouse Avenue Brooklyn VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Brooklyn

Period-from

01 Jul 2020

to

30 Jun 2021

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

42 Millers Road Brooklyn VIC 3012	\$900,000	01-Dec-20
77 Cypress Avenue Brooklyn VIC 3012	\$987,000	10-Apr-21
39 Conifer Avenue Brooklyn VIC 3012	\$930,000	15-Jan-21

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: 02 July 2021

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42 Millers Road Brooklyn VIC 3012

Sold Price

\$900,000

Sold Date

01-Dec-20

 3

 1

 4

Distance

0.24km



77 Cypress Avenue Brooklyn VIC 3012

Sold Price

^{RS} **\$987,000**

Sold Date

10-Apr-21

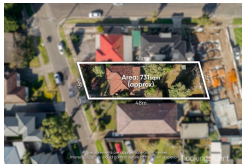
 3

 1

 3

Distance

0.48km



39 Conifer Avenue Brooklyn VIC 3012

Sold Price

\$930,000

Sold Date

15-Jan-21

 2

 1

 3

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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