

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

2/11 Stenhouse Avenue, Brooklyn Vic 3012

Indicative selling price

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

Range between

\$570,000

&

\$610,000

Median sale price

Median price

\$568,500

Property Type

Unit

Suburb

Brooklyn

Period - From

01/01/2022

to

31/12/2022

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	3/22 Cypress Av BROOKLYN 3012	\$615,000	20/08/2022
2	3/635 Geelong Rd BROOKLYN 3012	\$580,000	08/12/2022
3	3/27 Cypress Av BROOKLYN 3012	\$565,000	30/11/2022

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.~~

This Statement of Information was prepared on:

03/02/2023 09:52



3 1 1

Property Type: Unit

Land Size: 283 sqm approx

Agent Comments

Comparable Properties



3/22 Cypress Av BROOKLYN 3012 (REI/VG)

Agent Comments

3 2 1

Price: \$615,000

Method: Auction Sale

Date: 20/08/2022

Property Type: Unit

3/635 Geelong Rd BROOKLYN 3012 (VG)

Agent Comments

2 - -

Price: \$580,000

Method: Sale

Date: 08/12/2022

Property Type: Flat/Unit/Apartment (Res)



3/27 Cypress Av BROOKLYN 3012 (VG)

Agent Comments

2 - -

Price: \$565,000

Method: Sale

Date: 30/11/2022

Property Type: Flat/Unit/Apartment (Res)