

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

1/46 Millers Road 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brooklyn

Period-from

01 Aug 2019

to

31 Jul 2020

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

2/1 Cypress Avenue Brooklyn VIC 3012	\$650,000	07-Jul-20
17 Cypress Avenue Brooklyn VIC 3012	\$665,000	17-Jul-20
70 Eames Avenue Brooklyn VIC 3012	\$680,000	04-May-20

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: 03 August 2020



2/1 Cypress Avenue Brooklyn VIC 3012

Sold Price

^{RS} **\$650,000**

Sold Date

07-Jul-20

 3  2  2

Distance

0.21km



17 Cypress Avenue Brooklyn VIC 3012

Sold Price

^{RS} **\$665,000**

Sold Date

17-Jul-20

 3  2  2

Distance

0.26km



70 Eames Avenue Brooklyn VIC 3012

Sold Price

\$680,000

Sold Date

04-May-20

 3  2  2

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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