

## 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

3/3 NOLAN AVENUE BROOKLYN VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$615,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Brooklyn

Period-from

01 Apr 2024

to

31 Mar 2025

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

1B NOLAN AVENUE BROOKLYN VIC 3012	650000	30-Nov-24
3/22 CONIFER AVENUE BROOKLYN VIC 3012	622500	25-Feb-25

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: 30 April 2025



**1B NOLAN AVENUE BROOKLYN  
VIC 3012**

2 2 1

Sold Price

**650000**

Sold Date **30-Nov-24**

Distance

**0.05km**



**3/22 CONIFER AVENUE  
BROOKLYN VIC 3012**

2 1 1

Sold Price

**622500**

Sold Date **25-Feb-25**

Distance

**0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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