

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

9 Richards Court, Brooklyn Vic 3012

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$622,000

Property Type Townhouse

Suburb Brooklyn

Period - From 02/06/2024

to

01/06/2025

Source Property Data

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	31a Corrigan Av BROOKLYN 3012	\$992,000	27/03/2025
2	80 Third Av ALTONA NORTH 3025	\$925,000	26/02/2025
3	49 Clematis Av ALTONA NORTH 3025	\$967,000	13/02/2025

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:

02/06/2025 15:43



3 2 3

Property Type: Townhouse

Agent Comments

Comparable Properties



31a Corrigan Av BROOKLYN 3012 (REI)

Agent Comments

4 2 1

Price: \$992,000

Method: Private Sale

Date: 27/03/2025

Property Type: Unit



80 Third Av ALTONA NORTH 3025 (REI/VG)

Agent Comments

3 2 2

Price: \$925,000

Method: Private Sale

Date: 26/02/2025

Property Type: Townhouse (Single)

Land Size: 557 sqm approx



49 Clematis Av ALTONA NORTH 3025 (REI/VG)

Agent Comments

3 2 3

Price: \$967,000

Method: Sold Before Auction

Date: 13/02/2025

Property Type: House (Res)

Land Size: 325 sqm approx