

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

1/6 Stenhouse Avenue, Brooklyn Vic 3012

Indicative selling price

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

Range between

\$530,000

&

\$580,000

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Brooklyn

Period - From

23/11/2022

to

22/11/2023

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	3/14 Stenhouse Av BROOKLYN 3012	\$570,000	15/09/2023
2			
3			

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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 227 sqm approx
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median Unit Price
23/11/2022 - 22/11/2023: \$620,000

Comparable Properties



3/14 Stenhouse Av BROOKLYN 3012 (REI/VG) **Agent Comments**



Price: \$570,000
Method: Private Sale
Date: 15/09/2023
Property Type: Unit

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.