## 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	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	ו \$530,000		&		\$580,000			
Median sale pi	rice							
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Brooklyn
Period - From	23/11/2022	to	22/11/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3/14 Stenhouse Av BROOKLYN 3012	\$570,000	15/09/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

23/11/2023 17:51



## 1/6 Stenhouse Avenue, Brooklyn Vic 3012

# hockingstuart





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.

### Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525





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