Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	2/25 Eames Avenue, Brooklyn Vic 3012
Including suburb and	
postcode	

Indicative selling price

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

Range between \$550,000	&	\$590,000
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Median sale price

Median price	\$610,500	Pro	perty Type	Unit		Suburb	Brooklyn
Period - From	01/10/2022	to	30/09/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	3/8 Paw Paw Rd BROOKLYN 3012	\$606,000	06/07/2023
2	3/64 Misten Av ALTONA NORTH 3025	\$599,000	04/07/2023
3	3/14 Stenhouse Av BROOKLYN 3012	\$570,000	15/09/2023

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:	22/11/2023 15:38



Date of sale

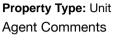
hockingstuart

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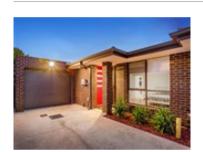
Indicative Selling Price \$550,000 - \$590,000 **Median Unit Price** Year ending September 2023: \$610,500







Comparable Properties



3/8 Paw Paw Rd BROOKLYN 3012 (REI/VG)

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Price: \$606,000 Method: Private Sale Date: 06/07/2023 Property Type: Unit

Agent Comments



3/64 Misten Av ALTONA NORTH 3025 (REI/VG) Agent Comments

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Price: \$599.000

Method: Sold Before Auction

Date: 04/07/2023 Property Type: Unit



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

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

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