

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 3/14 Stenhouse Avenue, Brooklyn Vic 3012

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Brooklyn

Period - From 01/07/2022 to 30/06/2023 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	77 Corrigan Av BROOKLYN 3012	\$630,000	31/03/2023
2	3/8 Paw Paw Rd BROOKLYN 3012	\$606,000	06/07/2023
3	3/64 Misten Av ALTONA NORTH 3025	\$599,000	04/07/2023

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: 26/07/2023 11:31



Property Type: Unit

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

Year ending June 2023: \$580,000

Comparable Properties

77 Corrigan Av BROOKLYN 3012 (VG)

Agent Comments



Price: \$630,000

Method: Sale

Date: 31/03/2023

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



3/8 Paw Paw Rd BROOKLYN 3012 (REI)

Agent Comments



Price: \$606,000

Method: Private Sale

Date: 06/07/2023

Property Type: Unit



3/64 Misten Av ALTONA NORTH 3025 (REI)

Agent Comments



Price: \$599,000

Method: Sold Before Auction

Date: 04/07/2023

Property Type: Unit