

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

3/4 Richards Court, Brooklyn Vic 3012

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Brooklyn

Period - From 15/02/2023 to 14/02/2024 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	5/43 Cypress Av BROOKLYN 3012	\$620,000	01/09/2023
2	1/8 Houston Ct BROOKLYN 3012	\$595,000	11/09/2023
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:

15/02/2024 13:56



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

15/02/2023 - 14/02/2024: \$630,000

Comparable Properties



5/43 Cypress Av BROOKLYN 3012 (REI/VG)

Agent Comments

2 1 2

Price: \$620,000

Method: Sold Before Auction

Date: 01/09/2023

Property Type: Townhouse (Res)



1/8 Houston Ct BROOKLYN 3012 (REI/VG)

Agent Comments

3 1 1

Price: \$595,000

Method: Sold Before Auction

Date: 11/09/2023

Property Type: House (Res)

Land Size: 265 sqm approx



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

Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 15/09/2023

Property Type: Unit