

## 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

4/2 CORRIGAN AVENUE BROOKLYN VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Brooklyn

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

3/8 CORRIGAN AVENUE BROOKLYN VIC 3012	\$610,000	17-Feb-24
3/14 STENHOUSE AVENUE BROOKLYN VIC 3012	\$570,000	11-Sep-23
1/8 HOUSTON COURT BROOKLYN VIC 3012	\$595,000	13-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 06 March 2024



**3/8 CORRIGAN AVENUE  
BROOKLYN VIC 3012**

 2  2  1

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date **17-Feb-24**

Distance **0.05km**



**3/14 STENHOUSE AVENUE  
BROOKLYN VIC 3012**

 2  1  1

Sold Price

**\$570,000** Sold Date **11-Sep-23**

Distance **0.19km**



**1/8 HOUSTON COURT BROOKLYN  
VIC 3012**

 2  1  1

Sold Price

**\$595,000** Sold Date **13-Sep-23**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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