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

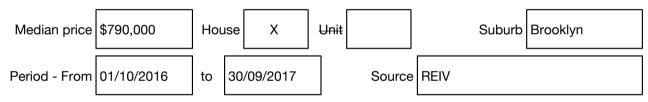
3/6 Corrigan Avenue, Brooklyn Vic 3012

Indicative selling price

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

Range between	\$490,000	&	\$530,000

Median sale price



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	3/93 Cypress Av BROOKLYN 3012	\$586,000	13/09/2017
2	3/27 Cypress Av BROOKLYN 3012	\$550,000	23/05/2017
3	4/93 Cypress Av BROOKLYN 3012	\$500,000	15/08/2017

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.

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

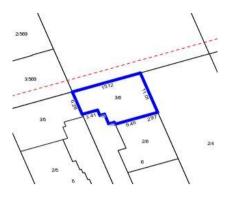
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



hockingstuart





Rooms: 3 Property Type: Townhouse Agent Comments Indicative Selling Price \$490,000 - \$530,000 Median House Price Year ending September 2017: \$790,000

Comparable Properties



3/93 Cypress Av BROOKLYN 3012 (REI)

Agent Comments

Price: \$586,000 Method: Sold Before Auction Date: 13/09/2017 Rooms: 4 Property Type: Townhouse (Res)

3/27 Cypress Av BROOKLYN 3012 (VG)

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Agent Comments

Price: \$550,000 Method: Sale Date: 23/05/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)



4/93 Cypress Av BROOKLYN 3012 (REI/VG)

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Agent Comments

Price: \$500,000 Method: Private Sale Date: 15/08/2017 Rooms: 4 Property Type: Townhouse (Res)

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