

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
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Indicative selling price

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

Range between	\$490,000	&	\$530,000
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Median sale price

Median price	\$790,000	House	X	Unit		Suburb	Brooklyn
Period - From	01/10/2016	to	30/09/2017	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	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.



2 1 2

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

2 2 1

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

3/27 Cypress Av BROOKLYN 3012 (VG)

Agent Comments

2 - -

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



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

Agent Comments

2 1 1

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