

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	3/53 Stenhouse Avenue, Brooklyn Vic 3012
Including suburb and	
postcode	

Indicative selling price

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

Single price \$575,000

Median sale price

Median price	\$565,000	Hou	se	Unit	х	Suburb	Brooklyn
Period - From	01/01/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	3/51 Misten Av ALTONA NORTH 3025	\$580,000	22/11/2017
2	2/75 Cypress Av BROOKLYN 3012	\$560,000	14/08/2017
3	3/6 Corrigan Av BROOKLYN 3012	\$559,000	16/12/2017

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.

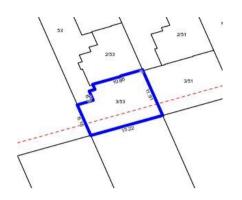
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Property Type: Unit Agent Comments

Indicative Selling Price \$575,000 **Median Unit Price** Year ending December 2017: \$565,000

Comparable Properties



3/51 Misten Av ALTONA NORTH 3025 (REI/VG) Agent Comments

Price: \$580,000 Method: Private Sale Date: 22/11/2017

Rooms: 3

2

Property Type: House



2/75 Cypress Av BROOKLYN 3012 (VG)





Price: \$560.000 Method: Sale Date: 14/08/2017

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

3/6 Corrigan Av BROOKLYN 3012 (REI)

1 2





Price: \$559,000 Method: Auction Sale Date: 16/12/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

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