

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

1/9 CONIFER AVENUE BROOKLYN VIC 3012

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,650

Property type

Unit

Suburb

Brooklyn

Period-from

01 Jul 2023

to

30 Jun 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

2/8 CORRIGAN AVENUE BROOKLYN VIC 3012	\$683,000	20-Apr-24
1/22 CYPRESS AVENUE BROOKLYN VIC 3012	\$712,000	06-Jul-24

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: 25 July 2024



**2/8 CORRIGAN AVENUE
BROOKLYN VIC 3012**

3 2 2

Sold Price

^{RS}

\$683,000

Sold Date **20-Apr-24**

Distance **0.78km**



**1/22 CYPRESS AVENUE
BROOKLYN VIC 3012**

3 2 2

Sold Price

^{RS}

\$712,000

Sold Date **06-Jul-24**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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