

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

3/5 Almond 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Brooklyn

Period-from

01 Nov 2019

to

31 Oct 2020

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

77 Corrigan Avenue Brooklyn VIC 3012	\$558,000	23-Jul-20
3/56 Eames Avenue Brooklyn VIC 3012	\$570,500	05-Aug-20
3/2 Valerian Avenue Altona North VIC 3025	\$625,000	12-Aug-20

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: 17 November 2020

saade ghazi
P 93157888
M 0407013304
E saade@hunterfrench.com.au



77 Corrigan Avenue Brooklyn VIC 3012

Sold Price **\$558,000** Sold Date **23-Jul-20**

2 2 2

Distance **0.39km**



3/56 Eames Avenue Brooklyn VIC 3012

Sold Price **\$570,500** Sold Date **05-Aug-20**

2 1 1

Distance **0.53km**



3/2 Valerian Avenue Altona North VIC 3025

Sold Price **\$625,000** Sold Date **12-Aug-20**

2 1 1

Distance **1.38km**

RS = Recent sale UN = Undisclosed Sale

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