

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

21 Stenhouse 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

\$930,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,750

Property type

House

Suburb

Brooklyn

Period-from

01 May 2020

to

30 Apr 2021

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

31 Corrigan Avenue Brooklyn VIC 3012	\$860,000	26-Apr-21
8 Almond Avenue Brooklyn VIC 3012	\$843,000	13-Mar-21
5 Rowan Avenue Brooklyn VIC 3012	\$875,000	19-Apr-21

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: 28th June 2021



31 Corrigan Avenue Brooklyn VIC 3012

2 1 3

Sold Price

^{RS} **\$860,000**

Sold Date

26-Apr-21

Distance

0.11km



8 Almond Avenue Brooklyn VIC 3012

3 1 2

Sold Price

\$843,000

Sold Date

13-Mar-21

Distance

0.68km



5 Rowan Avenue Brooklyn VIC 3012

3 1 2

Sold Price

^{RS} **\$875,000**

Sold Date

19-Apr-21

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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