

## 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

3/607 Geelong Road Brooklyn VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,250

Property type

Unit

Suburb

Brooklyn

Period-from

01 Jan 2020

to

31 Dec 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

2/33 Eames Avenue Brooklyn VIC 3012	\$660,000	10-Oct-20
1/1 Cypress Avenue Brooklyn VIC 3012	\$645,000	27-Jul-20
3/56 Eames Avenue Brooklyn VIC 3012	\$570,500	05-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: 12 January 2021

Anthony Christakakis

P 93639888

M 0433353402

E anthony@bellsrealestate.com.au

**2/33 Eames Avenue Brooklyn VIC 3012**

3 1 1

Sold Price

**\$660,000**

Sold Date

**10-Oct-20**

Distance

**0.34km****1/1 Cypress Avenue Brooklyn VIC 3012**

3 2 1

Sold Price

**\$645,000**

Sold Date

**27-Jul-20**

Distance

**0.58km****3/56 Eames Avenue Brooklyn VIC 3012**

2 1 1

Sold Price

**\$570,500**

Sold Date

**05-Aug-20**

Distance

**0.27km**

RS = Recent sale

UN = Undisclosed Sale

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