

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address   
Including suburb and postcode

#### 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  &

#### Median sale price

(\*Delete house or unit as applicable)

Median price  unit  Suburb or locality   
 Period - From  to  Source

**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.

Address of comparable property	Price	Date of sale
1. 1/27 Cypress Avenue, Brooklyn	\$535,000	15/06/2019
2. 3/50 Conifer Avenue, Brooklyn	\$515,000	24/08/2019
3. 2/6 Stenhouse Avenue, Brooklyn	\$545,000	07/10/2019

Statement Prepared Date: 23/10/2019