

## 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

3/22 Conifer Avenue 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Brooklyn

Period-from

01 Apr 2020

to

31 Mar 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

4/20 Cypress Avenue Brooklyn VIC 3012	\$620,000	03-Feb-20
1/66 Primula Avenue Brooklyn VIC 3012	\$610,000	23-Nov-19
4/27-29 Eames Avenue Brooklyn VIC 3012	\$615,000	22-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: 30 April 2021



4/20 Cypress Avenue Brooklyn VIC Sold Price **\$620,000** Sold Date **03-Feb-20**  
3012

 2  2  1

Distance **0.18km**



1/66 Primula Avenue Brooklyn VIC Sold Price **\$610,000** Sold Date **23-Nov-19**  
3012

 2  1  1

Distance **0.21km**



4/27-29 Eames Avenue Brooklyn VIC Sold Price <sup>RS</sup> **\$615,000** Sold Date **22-Apr-21**  
3012

 2  1  1

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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