

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

2/22 CONIFER 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

or range
between

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,250

Property type

Unit

Suburb

Brooklyn

Period-from

01 Jan 2023

to

31 Dec 2023

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

1/52 CORRIGAN AVENUE BROOKLYN VIC 3012	\$630,000	24-Aug-23
2/9 ALMOND AVENUE BROOKLYN VIC 3012	\$670,000	16-Dec-23
2/8 LYNCH ROAD BROOKLYN VIC 3012	\$665,000	13-Sep-23

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: 18 January 2024



**1/52 CORRIGAN AVENUE
BROOKLYN VIC 3012**

2 1 1

Sold Price **\$630,000** Sold Date **24-Aug-23**

Distance **0.38km**



**2/9 ALMOND AVENUE BROOKLYN
VIC 3012**

3 2 2

Sold Price ^{RS} **\$670,000** Sold Date **16-Dec-23**

Distance **0.3km**



**2/8 LYNCH ROAD BROOKLYN VIC
3012**

2 2 1

Sold Price **\$665,000** Sold Date **13-Sep-23**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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