

## 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

8 AZALEA AVENUE, BROOKLYN, VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$590,000 to \$640,000

### Median sale price

Median price \$813,750

House

Unit

X

Suburb

BROOKLYN

Period 01 October 2017 to 31 March 2018

Source

 pricfinder

### Comparable property sales

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
3/64 CORRIGAN AVE, BROOKLYN, VIC 3012	*\$601,000	24/04/2018
1/20 PRIMULA AVE, BROOKLYN, VIC 3012	\$640,000	08/02/2018
3/42 CONIFER AVE, BROOKLYN, VIC 3012	*\$585,000	11/05/2018

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 AZALEA AVENUE, BROOKLYN, VIC**

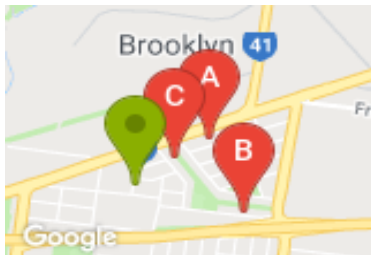
4 2 2

Indicative Selling Price

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Price Range: **\$590,000 to \$640,000**

## MEDIAN SALE PRICE



**BROOKLYN, VIC, 3012**

Suburb Median Sale Price (House)

**\$813,750**

01 October 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**3/64 CORRIGAN AVE, BROOKLYN, VIC 3012**

2 2 1

Sale Price

**\*\$601,000**

Sale Date: 24/04/2018

Distance from Property: 589m



**1/20 PRIMULA AVE, BROOKLYN, VIC 3012**

2 2 1

Sale Price

**\$640,000**

Sale Date: 08/02/2018

Distance from Property: 741m



**3/42 CONIFER AVE, BROOKLYN, VIC 3012**

2 1 1

Sale Price

**\*\$585,000**

Sale Date: 11/05/2018

Distance from Property: 327m



This report has been compiled on 26/06/2018 by Mancini Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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