

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 Carlsson Court, Brooklyn Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$799,000

Median sale price

Median price \$860,000

Property Type House

Suburb Brooklyn

Period - From 01/10/2020

to 30/09/2021

Source REIV

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 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	7 Eames Av BROOKLYN 3012	\$900,000	16/11/2021
2	6 Mangan Ct ALTONA NORTH 3025	\$875,000	15/10/2021
3	1 Corrigan Av BROOKLYN 3012	\$850,000	20/10/2021

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 six months.~~

This Statement of Information was prepared on:

19/01/2022 15:57



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$799,000

Median House Price

Year ending September 2021: \$860,000

Comparable Properties



7 Eames Av BROOKLYN 3012 (REI)

Agent Comments

3
 1
 3

Price: \$900,000

Method: Sold Before Auction

Date: 16/11/2021

Property Type: House (Res)



6 Mangan Ct ALTONA NORTH 3025 (REI/VG)

Agent Comments

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 1
 2

Price: \$875,000

Method: Private Sale

Date: 15/10/2021

Property Type: House

Land Size: 663 sqm approx

1 Corrigan Av BROOKLYN 3012 (VG)

Agent Comments

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Price: \$850,000

Method: Sale

Date: 20/10/2021

Property Type: House (Res)

Land Size: 603 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099