

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

6/34 Cypress Avenue, Brooklyn Vic 3012

Indicative selling price

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$835,000

Property Type

House

Suburb

Brooklyn

Period - From

07/10/2021

to

06/10/2022

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	3/32 Cyclamen Av ALTONA NORTH 3025	\$585,000	17/07/2022
2	1/2a Lynch Rd BROOKLYN 3012	\$580,000	25/05/2022
3			

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:

07/10/2022 09:51



2
 1
 1

Rooms: 3

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$570,000 - \$620,000

Median House Price

07/10/2021 - 06/10/2022: \$835,000

Comparable Properties



3/32 Cyclamen Av ALTONA NORTH 3025 (VG)

Agent Comments

2
 -
 -

Price: \$585,000

Method: Sale

Date: 17/07/2022

Property Type: Flat/Unit/Apartment (Res)



1/2a Lynch Rd BROOKLYN 3012 (VG)

Agent Comments

2
 -
 -

Price: \$580,000

Method: Sale

Date: 25/05/2022

Property Type: Flat/Unit/Apartment (Res)

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.

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