

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

1/1 Cypress 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Other

Suburb

Brooklyn

Period-from

01 Jul 2019

to

30 Jun 2020

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

| | | |
|---|-----------|-----------|
| 17 Cypress Avenue Brooklyn VIC 3012 | \$665,000 | 17-Jul-20 |
| 3/28 Stenhouse Avenue Brooklyn VIC 3012 | \$600,000 | 21-Feb-20 |
| 4/20 Cypress Avenue Brooklyn VIC 3012 | \$620,000 | 03-Feb-20 |

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: 21 July 2020



17 Cypress Avenue Brooklyn VIC 3012

Sold Price

\$665,000

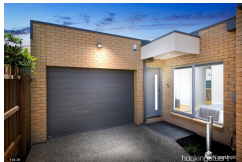
Sold Date

17-Jul-20

 3  2  1

Distance

0.12km



3/28 Stenhouse Avenue Brooklyn VIC 3012

Sold Price

\$600,000

Sold Date

21-Feb-20

 2  1  1

Distance

0.44km



4/20 Cypress Avenue Brooklyn VIC 3012

Sold Price

\$620,000

Sold Date

03-Feb-20

 2  2  1

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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