

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 Cypress Avenue, Brooklyn Vic 3012

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$841,500 Property Type House Suburb Brooklyn

Period - From 01/07/2020 to 30/06/2021 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	23 Irwin Av ALTONA NORTH 3025	\$1,005,000	03/07/2021
2	73 Cypress Av BROOKLYN 3012	\$1,300,000	13/05/2021
3	77 Cypress Av BROOKLYN 3012	\$987,000	10/04/2021

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:

26/07/2021 11:34



 3  2  3

Rooms: 5

Property Type: House

Land Size: 694 sqm approx

Agent Comments

Comparable Properties



23 Irwin Av ALTONA NORTH 3025 (REI)

 3  2  3

Price: \$1,005,000

Method: Auction Sale

Date: 03/07/2021

Property Type: House (Res)

Land Size: 656 sqm approx

Agent Comments

Slightly smaller land, less renovated three bedroom house. But in Altona North, historically a higher sale price suburb.

73 Cypress Av BROOKLYN 3012 (VG)

 4  -  -

Price: \$1,300,000

Method: Sale

Date: 13/05/2021

Property Type: House (Res)

Land Size: 727 sqm approx

Agent Comments

Same street. Extra bedroom and living area, but no garage.

77 Cypress Av BROOKLYN 3012 (REI)

 3  1  -

Price: \$987,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Agent Comments

Unrenovated house on the same street.