

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

4/93 Cypress Avenue, Brooklyn Vic 3012

Indicative selling price

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

Single price

\$530,000

Median sale price

Median price

\$630,000

Property Type

House

Suburb

Brooklyn

Period - From

02/04/2019

to

01/04/2020

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	4/83 Cypress Av, Brooklyn, Vic 3012, Australia	\$529,000	28/02/2020
2			
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:

02/04/2020 13:06



 2  1  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$530,000

Median House Price

02/04/2019 - 01/04/2020: \$630,000

Comparable Properties

4/83 Cypress Av, Brooklyn, Vic 3012, Australia (REI) Agent Comments

 2  1  1

Price: \$529,000

Method:

Date: 28/02/2020

Property Type: Townhouse (Single)

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.