

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

2/15 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Brooklyn

Period-from

01 Jan 2019

to

31 Dec 2019

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

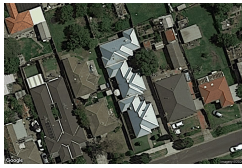
Date of sale

2/26 Eames Avenue Brooklyn VIC 3012	\$532,500	13-Sep-19
3/4 Richards Court Brooklyn VIC 3012	\$450,000	17-Aug-19
2/6 Stenhouse Avenue Brooklyn VIC 3012	\$545,000	07-Oct-19

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: 28 January 2020



2/26 Eames Avenue Brooklyn VIC 3012

2 1 1

Sold Price

\$532,500

Sold Date

13-Sep-19

Distance

0.32km



3/4 Richards Court Brooklyn VIC 3012

2 1 1

Sold Price

\$450,000

Sold Date

17-Aug-19

Distance

0.4km



2/6 Stenhouse Avenue Brooklyn VIC 3012

2 1 1

Sold Price

\$545,000

Sold Date

07-Oct-19

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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