



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

March quarter 2017: \$590,000

Comparable Properties



1/6 Lynch Rd BROOKLYN 3012 (VG)

Agent Comments



Price: \$550,000

Method: Sale

Date: 21/01/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Land Size: 232 sqm approx



2/11 Cypress Av BROOKLYN 3012 (REI/VG)

Agent Comments



Price: \$525,000

Method: Auction Sale

Date: 11/02/2017

Rooms: 3

Property Type: Townhouse (Res)



1/8 Paw Paw Rd BROOKLYN 3012 (REI/VG)

Agent Comments



Price: \$507,000

Method: Sold Before Auction

Date: 22/02/2017

Rooms: 3

Property Type: House (Res)

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

1/31 Cooper Avenue, Altona North Vic 3025

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$590,000

Unit

X

Suburb

Altona North

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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
1/6 Lynch Rd BROOKLYN 3012	\$550,000	21/01/2017
2/11 Cypress Av BROOKLYN 3012	\$525,000	11/02/2017
1/8 Paw Paw Rd BROOKLYN 3012	\$507,000	22/02/2017