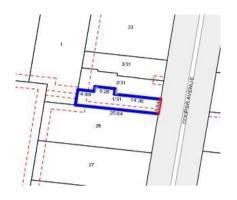
hockingstuart





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)

Price: \$550,000 Method: Sale Date: 21/01/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Land Size: 232 sqm approx

Agent Comments



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





Price: \$525,000 Method: Auction Sale Date: 11/02/2017

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments



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





Price: \$507,000

Method: Sold Before Auction

Date: 22/02/2017 Rooms: 3

Property Type: House (Res)

Agent Comments

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525





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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	1/31 Cooper Avenue, Altona North Vic 3025
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$550,000
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Median sale price

Median price	\$590,000		Unit X	Su	ıburb	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





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