

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 \$770,000

&

\$825,000

Median sale price

Median price \$655,500

House

X

Unit

Suburb Brooklyn

Period - From 01/04/2018

to

31/03/2019

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	27 Valerian Av ALTONA NORTH 3025	\$810,000	22/06/2019
2	8 Primula Av BROOKLYN 3012	\$800,000	08/04/2019
3	14 Binns St ALTONA NORTH 3025	\$785,000	29/06/2019

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.



3 1 2

Rooms:

Property Type: House

Land Size: 693 sqm approx

Agent Comments

Comparable Properties

27 Valerian Av ALTONA NORTH 3025 (REI)

Agent Comments

3 1 4

Price: \$810,000

Method: Private Sale

Date: 22/06/2019

Rooms: 4

Property Type: House

Land Size: 663 sqm approx



8 Primula Av BROOKLYN 3012 (REI/VG)

Agent Comments

4 2 6

Price: \$800,000

Method: Private Sale

Date: 08/04/2019

Rooms: -

Property Type: House

Land Size: 682 sqm approx



14 Binns St ALTONA NORTH 3025 (REI)

Agent Comments

3 2 3

Price: \$785,000

Method: Auction Sale

Date: 29/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 510 sqm approx