

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 3/32-34 Cypress Avenue, Brooklyn

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$620,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$640,000

Unit X

Suburb  
or locality Brooklyn

Period - From 1/10/2017 to 31/12/2017

Source Real Estate Institute Of Victoria

#### 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. 4/43 Cypress Avenue, Brooklyn	\$640,000	09/11/2017
2. 1/68 Corrigan Avenue, Brooklyn	\$672,000	19/10/2017
3. 1/11 Almond Avenue, Brooklyn	\$682,500	18/11/2017

Statement Prepared Date: 05/02/2018