

## 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

4/20 Cypress Avenue Brooklyn VIC 3012

### 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

or range  
between

\$560,000

&

\$590,000

### 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

3/48 Eames Avenue Brooklyn VIC 3012	\$567,500	30-Nov-19
3/52 Corrigan Avenue Brooklyn VIC 3012	\$570,000	19-Jul-19
1/66 Primula Avenue Brooklyn VIC 3012	\$610,000	23-Nov-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



**3/48 Eames Avenue Brooklyn VIC 3012**

Sold Price

**\$567,500**

Sold Date

**30-Nov-19**

2

1

1

Distance

**0.17km**



**3/52 Corrigan Avenue Brooklyn VIC 3012**

Sold Price

**\$570,000**

Sold Date

**19-Jul-19**

2

1

1

Distance

**0.26km**



**1/66 Primula Avenue Brooklyn VIC 3012**

Sold Price

**\$610,000**

Sold Date

**23-Nov-19**

2

1

1

Distance

**0.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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