

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

1/27 Cypress Avenue, Brooklyn Vic 3012

Indicative selling price

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

Range between \$500,000 & \$520,000

Median sale price

Median price \$595,000 House Unit X 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	5/32-34 Cypress Av BROOKLYN 3012	\$530,000	16/02/2019
2	2/20 Stenhouse Av BROOKLYN 3012	\$520,000	09/02/2019
3	2/69 Corrigan Av BROOKLYN 3012	\$491,000	27/11/2018

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.



2 1 1

Rooms: 3

Property Type: Townhouse

Land Size: 198 sqm approx

Agent Comments

Single level two bedroom townhouse with a lock-up garage

Comparable Properties



5/32-34 Cypress Av BROOKLYN 3012 (REI/VG)

Agent Comments

2 1 1

Same street, smaller land, but a double storey unit. Not Street facing

Price: \$530,000

Method: Private Sale

Date: 16/02/2019

Rooms: -

Property Type: Townhouse (Single)

Land Size: 142 sqm approx



2/20 Stenhouse Av BROOKLYN 3012 (REI/VG)

Agent Comments

2 2 1

Smaller land, but a double storey unit. Not street facing.

Price: \$520,000

Method: Auction Sale

Date: 09/02/2019

Rooms: -

Property Type: Townhouse (Res)



2/69 Corrigan Av BROOKLYN 3012 (VG)

Agent Comments

2 - -

Smaller unit, smaller land, not street facing, but a single level unit.

Price: \$491,000

Method: Sale

Date: 27/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 148 sqm approx