

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

3/93 Cypress Avenue, Brooklyn Vic 3012

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$500,000

House

Unit

X

Suburb Brooklyn

Period - From 01/07/2016

to

30/06/2017

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	77 Corrigan Av BROOKLYN 3012	\$555,000	29/07/2017
2	3/49 Stenhouse Av BROOKLYN 3012	\$515,000	06/07/2017
3	3/83 Cypress Av BROOKLYN 3012	\$500,000	27/02/2017

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 2 1

Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending June 2017: \$500,000

Comparable Properties

77 Corrigan Av BROOKLYN 3012 (REI)

Agent Comments

2 2 1

Price: \$555,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: Unit
Land Size: 207 sqm approx



3/49 Stenhouse Av BROOKLYN 3012 (REI)

Agent Comments

2 1 1

Price: \$515,000
Method: Sold Before Auction
Date: 06/07/2017
Rooms: 3
Property Type: Unit



3/83 Cypress Av BROOKLYN 3012 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000
Method: Private Sale
Date: 27/02/2017
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 181 sqm approx