

## 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

4/83 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

\$545,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Brooklyn

Period-from

01 Feb 2019

to

31 Jan 2020

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

4/20 Cypress Avenue Brooklyn VIC 3012	\$620,000	07-Feb-20
2/51 Cypress Avenue Brooklyn VIC 3012	\$520,000	02-May-17
1/27 Cypress Avenue Brooklyn VIC 3012	\$535,000	15-Jun-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: 12 February 2020



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**4/20 Cypress Avenue Brooklyn VIC 3012** Sold Price **\$620,000** Sold Date **07-Feb-20**

2 2 1

Distance **0.17km**



**2/51 Cypress Avenue Brooklyn VIC 3012** Sold Price **\$520,000** Sold Date **02-May-17**

2 1 1

Distance **0.26km**



**1/27 Cypress Avenue Brooklyn VIC 3012** Sold Price **\$535,000** Sold Date **15-Jun-19**

2 1 1

Distance **0.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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