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Rooms:

Property Type:

Agent Comments

Indicative Selling Price

\$495,000 - \$525,000

Median Unit Price

Year ending June 2017: \$500,000

Comparable Properties



2/11 Cypress Av BROOKLYN 3012 (REI/VG)

Agent Comments

2 1 1

Price: \$525,000

Method: Auction Sale

Date: 11/02/2017

Rooms: 3

Property Type: Townhouse (Res)



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

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: 4/93 Cypress Avenue, Brooklyn Vic 3012

Indicative selling price

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

Range between \$495,000 & \$525,000

Median sale price

Median price: \$500,000 Unit: X Suburb: Brooklyn
 Period - From: 01/07/2016 to: 30/06/2017 Source: REIV

Comparable property sales

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
2/11 Cypress Av BROOKLYN 3012	\$525,000	11/02/2017
3/49 Stenhouse Av BROOKLYN 3012	\$515,000	06/07/2017
3/83 Cypress Av BROOKLYN 3012	\$500,000	27/02/2017