## hockingstuart





Rooms: Property Type: Agent Comments Leigh Dardha 03 8387 0555 0401 496 270 yarraville@hockingstuart.com.au

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)



Price: \$525,000 Method: Auction Sale Date: 11/02/2017 Rooms: 3 Property Type: Townhouse (Res) Agent Comments



3/49 Stenhouse Av BROOKLYN 3012 (REI)



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



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



OKLYN 3012 (REI/VG) Agent (

Agent Comments

Agent Comments

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

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#### 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

s |4/93 Cypress Avenue, Brooklyn Vic 3012 d e

#### Indicative selling price

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

Range betweer	\$495,000			&	\$525,000		
Median sale pr	ice						
Median price	\$500,000		Unit	х	Subur	b Brooklyn	
Period - From	01/07/2016	to	30/06/2017		Source RE	IV	

#### 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

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