

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Brooklyn

Period-from

01 Feb 2022

to

31 Jan 2023

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

6/32-34 CYPRESS AVENUE BROOKLYN VIC 3012	\$615,000	09-Dec-22
2/20 PRIMULA AVENUE BROOKLYN VIC 3012	\$635,000	19-Jan-23
4/42 CONIFER AVENUE BROOKLYN VIC 3012	\$592,500	10-Dec-22

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: 02 February 2023


**6/32-34 CYPRESS AVENUE
BROOKLYN VIC 3012**
 2  1  1

 Sold Price **\$615,000** Sold Date **09-Dec-22**

 Distance **0.14km**

**2/20 PRIMULA AVENUE
BROOKLYN VIC 3012**
 2  2  1

 Sold Price ^{RS} **\$635,000** Sold Date **19-Jan-23**

 Distance **0.62km**

**4/42 CONIFER AVENUE
BROOKLYN VIC 3012**
 2  1  2

 Sold Price **\$592,500** Sold Date **10-Dec-22**

 Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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