

## 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

5/43 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

or range  
between

\$550,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Brooklyn

Period-from

01 Aug 2022

to

31 Jul 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 2/46 MILLERS ROAD BROOKLYN VIC 3012   | \$590,000 | 24-Jun-23 |
| 4/42 CONIFER AVENUE BROOKLYN VIC 3012 | \$592,500 | 10-Dec-22 |
| 3/27 CYPRESS AVENUE BROOKLYN VIC 3012 | \$565,000 | 30-Nov-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: 09 August 2023



**2/46 MILLERS ROAD BROOKLYN  
VIC 3012**

2 2 1

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date

**24-Jun-23**

Distance

**0.41km**



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

2 1 1

Sold Price

**\$592,500**

Sold Date

**10-Dec-22**

Distance

**0.38km**



**3/27 CYPRESS AVENUE  
BROOKLYN VIC 3012**

2 1 1

Sold Price

**\$565,000**

Sold Date

**30-Nov-22**

Distance

**0.13km**

RS = Recent sale

UN = Undisclosed Sale

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