

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

268 Victoria Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,162,500 House X Unit Suburb Brunswick

Period - From 01/04/2018 to 30/06/2018 Source REIV

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 six 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
1 150 Stewart St BRUNSWICK EAST 3057	\$983,000	14/04/2018
2 36 Thomas St BRUNSWICK 3056	\$980,000	24/03/2018
3 9 Cornwall St BRUNSWICK WEST 3055	\$960,000	07/04/2018

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 six months.~~

268 Victoria Street, Brunswick Vic 3056



3-4 1 1

Rooms:
Property Type: HOUSE
Land Size: 236 approx sqm
approx
Agent Comments
Dual street frontage

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2018: \$1,162,500

268 Victoria Street, Brunswick is in poor condition compared to other comparable sales however what it lacks in presentation it has in location and the Dual street frontage aspect to Howarth street. Predominately land value

Comparable Properties



150 Stewart St BRUNSWICK EAST 3057 (REI) **Agent Comments**

3 1 1

Price: \$983,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: House (Res)



36 Thomas St BRUNSWICK 3056 (REI) **Agent Comments**

3 1 -

Price: \$980,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 5
Property Type: House (Res)
Land Size: 220 sqm approx

9 Cornwall St BRUNSWICK WEST 3055 (REI) **Agent Comments**

3 1 1

Price: \$960,000
Method: Auction Sale
Date: 07/04/2018
Rooms: 4
Property Type: House (Res)
Land Size: 300 sqm approx