

## 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

17 Shamrock Street, Brunswick West Vic 3055

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,850,000

&

\$1,950,000

#### Median sale price

Median price

\$1,200,000

House

X

Unit

Suburb

Brunswick West

Period - From

01/01/2017

to

31/12/2017

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	56 Barrow St BRUNSWICK 3056	\$2,020,000	28/10/2017
2	228 Edward St BRUNSWICK EAST 3057	\$1,975,000	28/10/2017
3	499 Albert St BRUNSWICK WEST 3055	\$1,816,000	09/12/2017

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.

17 Shamrock Street, Brunswick West Vic 3055



3 2 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 443 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,850,000 - \$1,950,000  
**Median House Price**  
Year ending December 2017: \$1,200,000

## Comparable Properties



**56 Barrow St BRUNSWICK 3056 (REI/VG)**

**Agent Comments**

5 3 1

**Price:** \$2,020,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 381 sqm approx



**228 Edward St BRUNSWICK EAST 3057 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,975,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** -  
**Property Type:** House (Res)



**499 Albert St BRUNSWICK WEST 3055 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,816,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** House (Res)