### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 50 David Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	ov.au	/underquot	ting		
Single price	e \$1,300,000							
Median sale p	rice							
Median price	\$1,010,000	Pro	operty Type	Hou	ise		Suburb	Brunswick
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	96 Barkly St BRUNSWICK EAST 3057	\$1,300,000	12/04/2019
2	3 Hunter St BRUNSWICK WEST 3055	\$1,240,000	07/06/2019
3	66 Wilson St BRUNSWICK 3056	\$1,195,000	05/05/2019

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.

This Statement of Information was prepared on:

17/09/2019 12:51



# McGrath





**Property Type:** House **Land Size:** 278 sqm approx Agent Comments Michael Chan 03 8312 9222 0417 324 202 michaelchan@mcgrath.com.au

Indicative Selling Price \$1,300,000 Median House Price Year ending June 2019: \$1,010,000

## **Comparable Properties**



96 Barkly St BRUNSWICK EAST 3057 (REI/VG) Agent Comments



Price: \$1,300,000 Method: Private Sale Date: 12/04/2019 Rooms: 4 Property Type: House Land Size: 236 sqm approx

3 Hunter St BRUNSWICK WEST 3055 (REI) Age

Agent Comments





Price: \$1,240,000 Method: Private Sale Date: 07/06/2019 Property Type: House

66 Wilson St BRUNSWICK 3056 (REI)



Agent Comments



Price: \$1,195,000 Method: Private Sale Date: 05/05/2019 Property Type: House

#### Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.