

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

50 David Street, Brunswick Vic 3056

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,010,000

Property Type

House

Suburb

Brunswick

Period - From

01/07/2018

to

30/06/2019

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	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

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Indicative Selling Price

\$1,300,000

Median House Price

Year ending June 2019: \$1,010,000



Property Type: House

Land Size: 278 sqm approx

Agent Comments

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)

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