



Adriano Persichetti

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

A101/38 Hutchinson Street Brunswick East VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

*House

*Unit

X

Suburb

Brunswick East

Period-from

01 Jan 2018

to

31 Dec 2018

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 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

411/330 Lygon Street Brunswick East VIC 3057	\$385,000	11-Sep-18
505/22 Barkly Street Brunswick East VIC 3057	\$410,000	18-Sep-18
402/6-8 Gamble Street Brunswick East VIC 3057	\$425,000	01-Dec-18

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.~~

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**411/330 Lygon Street Brunswick
East VIC 3057**

1 1 1

Sold Price

\$385,000

Sold Date

11-Sep-18

Distance

0.44km



**505/22 Barkly Street Brunswick
East VIC 3057**

1 1 1

Sold Price

\$410,000

Sold Date

18-Sep-18

Distance

0.81km



**402/6-8 Gamble Street Brunswick
East VIC 3057**

1 1 1

Sold Price

\$425,000

Sold Date

01-Dec-18

Distance

0.24km

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