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

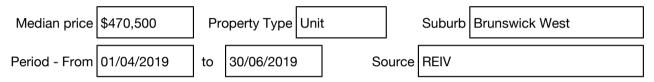
b24/415 Brunswick Road, Brunswick West Vic 3055

Indicative selling price

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Single price \$168,000

Median sale price



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	C14/415 Brunswick Rd BRUNSWICK WEST 3055	\$174,000	15/10/2018
2	B23/415 Brunswick Rd BRUNSWICK WEST 3055	\$168,500	23/11/2018
3	C12/415 Brunswick Rd BRUNSWICK WEST 3055	\$164,500	07/06/2018

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.

This Statement of Information was prepared on:

16/09/2019



BRADY residential



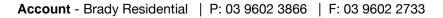
Property Type: Strata Unit/Flat Agent Comments

Spencer Nguyen 9603 1400 0487 888 907 spencern@bradyresidential.com.au

> Indicative Selling Price \$168,000 Median Unit Price June quarter 2019: \$470,500

Comparable Properties

	C14/415 Brunswick Rd BRUNSWICK WEST 3055 (VG)	Agent Comments
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	Price: \$174,000	
	Method: Sale Date: 15/10/2018	
	Property Type: Flat/Unit/Apartment (Res)	
	B23/415 Brunswick Rd BRUNSWICK WEST 3055 (VG)	Agent Comments
	 == 1 == - (
	Price: \$168,500	
	Method: Sale Date: 23/11/2018	
	Property Type: Flat/Unit/Apartment (Res)	
	C12/415 Brunswick Rd BRUNSWICK WEST 3055 (VG)	Agent Comments
	 1 -	
11	Price: \$164,500 Method: Sale	
1	Date: 07/06/2018	
and the second	Property Type: Subdivided Unit/Villa/Townhouse	
	- Single OYO Unit	





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.