

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

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

Single price

\$168,000

Median sale price

Median price

\$470,500

Property Type

Unit

Suburb

Brunswick West

Period - From

01/04/2019

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	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

Spencer Nguyen

9603 1400

0487 888 907

spencern@bradyresidential.com.au

Indicative Selling Price

\$168,000

Median Unit Price

June quarter 2019: \$470,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

**C14/415 Brunswick Rd BRUNSWICK WEST
3055 (VG)**

Agent Comments



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



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



Price: \$164,500

Method: Sale

Date: 07/06/2018

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit