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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

34 Gear Street Brunswick East VIC 3057

 2  2  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$690,000

## Median Sale Price

\$536,750 Units in Brunswick east between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**17 Lomandra Walkway Brunswick East VIC 3057**

 2  2  1

Sold Price

**\$707,000**

Sold Date

**09-Nov-18**

Distance

**0.05km**



**4/213 Nicholson Street Brunswick East VIC 3057**

 3  2  1

Sold Price

**\$700,000**

Sold Date

**01-Dec-18**

Distance

**0.99km**



**4/53 Gadd Street Northcote VIC 3070**

 2  2  1

Sold Price

**\$690,000**

Sold Date

**04-Oct-18**

Distance

**1.96km**

RS = Recent sale

UN = Undisclosed Sale

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