

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

1 Second Avenue, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,100,000 House X Unit Suburb Brunswick

Period - From 01/01/2018 to 31/12/2018 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	8 Donald St BRUNSWICK 3056	\$1,170,000	06/10/2018
2	8 Hanover St BRUNSWICK 3056	\$1,100,000	05/10/2018
3	17 Second Av BRUNSWICK 3056	\$1,080,000	13/10/2018

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.



5 3 3

Rooms:

Property Type: House

Land Size: 468 sqm approx

Agent Comments

Comparable Properties



8 Donald St BRUNSWICK 3056 (REI/VG)

Agent Comments

5 1 2

Price: \$1,170,000

Method: Auction Sale

Date: 06/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 599 sqm approx

8 Hanover St BRUNSWICK 3056 (VG)

Agent Comments

4 - -

Price: \$1,100,000

Method: Sale

Date: 05/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 422 sqm approx



17 Second Av BRUNSWICK 3056 (REI/VG)

Agent Comments

4 2 2

Price: \$1,080,000

Method: Auction Sale

Date: 13/10/2018

Rooms: 6

Property Type: House (Res)

Land Size: 475 sqm approx