

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

10/108 Union Street, Brunswick Vic 3056

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$693,000

Median sale price

Median price \$540,000 House Unit X Suburb Brunswick

Period - From 01/10/2018 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	2/7 Trafford St BRUNSWICK 3056	\$697,500	22/11/2018
2	2/10 Breese St BRUNSWICK 3056	\$685,000	07/02/2019
3	32 Barry St BRUNSWICK 3056	\$630,000	21/12/2018

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.

**Rooms:****Property Type:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$630,000 - \$693,000

Median Unit Price

December quarter 2018: \$540,000

Comparable Properties

**2/7 Trafford St BRUNSWICK 3056 (REI/VG)****Agent Comments****Price:** \$697,500**Method:** Private Sale**Date:** 22/11/2018**Rooms:** -**Property Type:** Villa**2/10 Breese St BRUNSWICK 3056 (REI)****Agent Comments****Price:** \$685,000**Method:** Private Sale**Date:** 07/02/2019**Rooms:** -**Property Type:** Apartment**32 Barry St BRUNSWICK 3056 (VG)****Agent Comments****Price:** \$630,000**Method:** Sale**Date:** 21/12/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 172 sqm approx