

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 | 10/108 Union Street, Brunswick Vic 3056 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$630,000 | & | \$693,000 |
|---------------|-----------|-----|-----------|
| | | i l | |

Median sale price

| Median price | \$540,000 | Hou | se | Unit | Х | Suburb | Brunswick |
|---------------|------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/10/2018 | to | 31/12/2018 | | Source | REIV | |

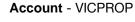
Comparable property sales (*Delete A or B below as applicable)

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.







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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)

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Price: \$697,500 Method: Private Sale Date: 22/11/2018

Rooms: -

Property Type: Villa

Agent Comments



2/10 Breese St BRUNSWICK 3056 (REI)

-2







Price: \$685,000 Method: Private Sale Date: 07/02/2019

Rooms: -

Property Type: Apartment

Agent Comments



32 Barry St BRUNSWICK 3056 (VG)

-2



Price: \$630,000 Method: Sale Date: 21/12/2018

Rooms: -

Property Type: House (Res) Land Size: 172 sqm approx

Agent Comments

Account - VICPROP





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