

Statement of Information

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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

d2/42 Hutchinson Street, Brunswick East Vic 3057

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

Single price \$585,000

Median sale price

Median price \$523,500 House Unit X Suburb Brunswick East

Period - From 01/07/2017 to 30/06/2018 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	230/22 Barkly St BRUNSWICK EAST 3057	\$615,000	23/06/2018
2	420/92 Albert St BRUNSWICK EAST 3057	\$590,000	19/07/2018
3	212/201-207 Albert St BRUNSWICK 3056	\$585,000	15/03/2018

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.~~