

# 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

35/97 Brickworks Drive, Brunswick Vic 3056

### Indicative selling price

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

Range between

\$410,000

&

\$430,000

### Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Brunswick

Period - From

01/07/2018

to

30/06/2019

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	118/408 Lygon St BRUNSWICK EAST 3057	\$430,000	06/08/2019
2	8/392 Lygon St BRUNSWICK EAST 3057	\$415,000	11/09/2019
3	5/392 Lygon St BRUNSWICK EAST 3057	\$410,000	07/09/2019

**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.~~

This Statement of Information was prepared on:

16/10/2019 09:48

35/97 Brickworks Drive, Brunswick Vic 3056



 1  1  1

**Property Type:** Flat

**Agent Comments**

**Indicative Selling Price**

\$410,000 - \$430,000

**Median Unit Price**

Year ending June 2019: \$525,000

## Comparable Properties



**118/408 Lygon St BRUNSWICK EAST 3057 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 06/08/2019

**Property Type:** Apartment



**8/392 Lygon St BRUNSWICK EAST 3057 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$415,000

**Method:** Private Sale

**Date:** 11/09/2019

**Property Type:** Apartment



**5/392 Lygon St BRUNSWICK EAST 3057 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$410,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** Apartment

**Account** - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.