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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$410,000		&		\$430,000			
Median sale pi	rice							
Median price	\$525,000	Pro	operty Type	Unit			Suburb	Brunswick
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Ade	dress 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







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)



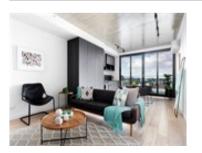
Price: \$430,000 Method: Private Sale Date: 06/08/2019 Property Type: Apartment



8/392 Lygon St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$415,000 Method: Private Sale Date: 11/09/2019 Property Type: Apartment



5/392 Lygon St BRUNSWICK EAST 3057 (REI) Agent Comments



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.

Agent Comments