

### 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

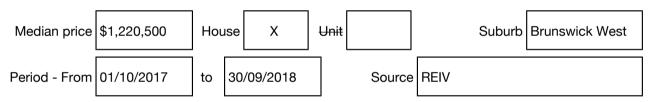
s 3/452 Brunswick Road, Brunswick West Vic 3055 d e

#### Indicative selling price

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

Range between	\$750,000	&	\$790,000

#### Median sale price



#### 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	2/43 Halpin St BRUNSWICK WEST 3055	\$885,000	20/10/2018
2	27 Davies St MOONEE PONDS 3039	\$780,000	06/10/2018
3	2/417 Brunswick Rd BRUNSWICK WEST 3055	\$755,000	08/12/2018

#### 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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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.



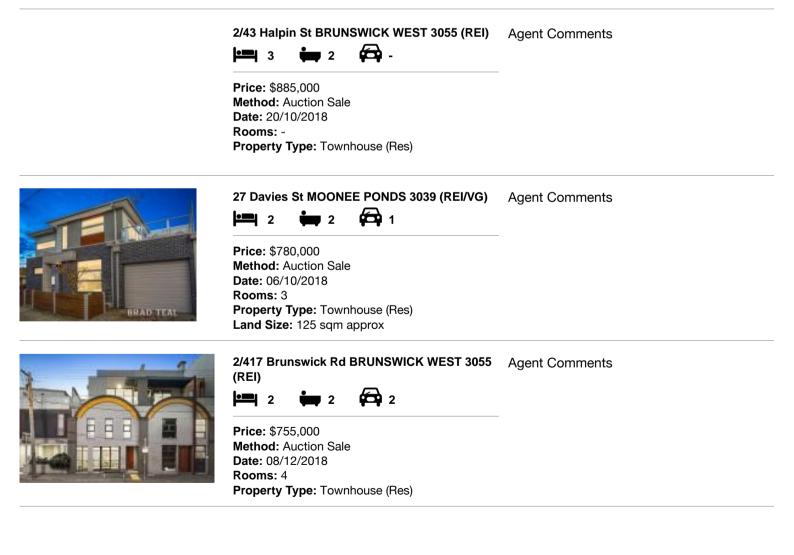


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Rooms: Property Type: Townhouse Agent Comments 21 square building area. Indicative Selling Price \$750,000 - \$790,000 Median House Price Year ending September 2018: \$1,220,500

The property is a 21sq residence that although is 2 bedroom, can be converted to a 3 bedroom. In saying this it is tricky to compare purely based on 2 bedrooms of the area.

## **Comparable Properties**



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