

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 3/452 Brunswick Road, Brunswick West Vic 3055

Indicative selling price

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

Range between \$750,000

&

\$790,000

Median sale price

Median price \$1,220,500

House

X

Unit

Suburb

Brunswick West

Period - From 01/10/2017

to

30/09/2018

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	2/43 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.



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

2/43 Halpin St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$885,000
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: Townhouse (Res)



27 Davies St MOONEE PONDS 3039 (REI/VG) Agent Comments



Price: \$780,000
Method: Auction Sale
Date: 06/10/2018
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 125 sqm approx



2/417 Brunswick Rd BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$755,000
Method: Auction Sale
Date: 08/12/2018
Rooms: 4
Property Type: Townhouse (Res)