

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 99/22 Brickworks Drive, Brunswick Vic 3056

Indicative selling price

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

Range between \$370,000 & \$390,000

Median sale price

Median price \$512,500 House Unit X Suburb Brunswick

Period - From 01/04/2017 to 31/03/2018 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	1201/176 Edward St BRUNSWICK EAST 3057	\$390,000	30/04/2018
2	5/24 Stewart St BRUNSWICK 3056	\$380,000	13/03/2018
3	7/3 South Daly St BRUNSWICK WEST 3055	\$372,500	26/05/2018

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.

99/22 Brickworks Drive, Brunswick Vic 3056



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$370,000 - \$390,000
Median Unit Price
Year ending March 2018: \$512,500

Comparable Properties



1201/176 Edward St BRUNSWICK EAST 3057 (REI) **Agent Comments**

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Price: \$390,000
Method: Private Sale
Date: 30/04/2018
Rooms: -
Property Type: Apartment



5/24 Stewart St BRUNSWICK 3056 (REI/VG) **Agent Comments**

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Price: \$380,000
Method: Sold Before Auction
Date: 13/03/2018
Rooms: -
Property Type: Apartment



7/3 South Daly St BRUNSWICK WEST 3055 (REI) **Agent Comments**

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Price: \$372,500
Method: Auction Sale
Date: 26/05/2018
Rooms: 2
Property Type: Apartment