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# Statement of Information Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

2 Jewell Crescent Brunswick West VIC 3055

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price			or range between	1 3000	0,000	&	\$880,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$1,100,000	*House	х	*Unit		Suburb	Brunswick West
Period-from	01 Aug 2018	to 31	Jul 201	9	Source		Corelogic

#### 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 6 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	
6 Harry Street Brunswick West VIC 3055	\$870,000	07-May-19	
6 Wallace Street Brunswick West VIC 3055	\$950,000	13-Mar-19	
5 Ormond Street Brunswick VIC 3056	\$972,500	15-Jun-19	

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 6 months.

#### This Statement of Information was prepared on: 28 August 2019

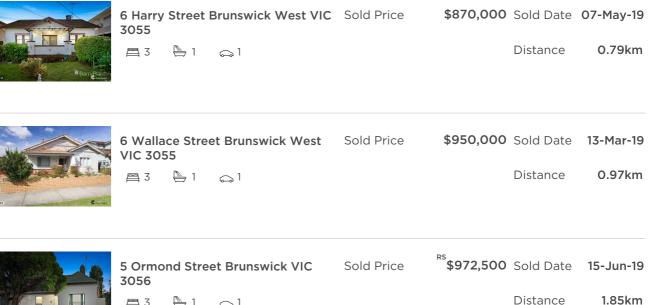
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#### **RS** = Recent sale UN = Undisclosed Sale

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