

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

3/33-35 Mitchell Street, Brunswick Vic 3056

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$690,000

Median sale price

Median price \$540,000

House

Unit

X

Suburb

Brunswick

Period - From 01/10/2018

to

31/12/2018

Source REIV

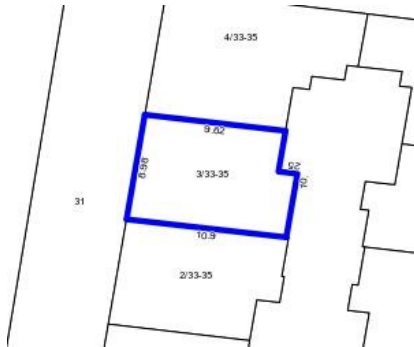
Comparable property sales (*Delete A or B below as applicable)

- 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	3/7 Trafford St BRUNSWICK 3056	\$727,500	11/09/2018
2	2/2 Loch St COBURG 3058	\$690,000	10/11/2018
3	2/36 Dunstan Av BRUNSWICK 3056	\$657,500	20/10/2018

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.



 2  1  2

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
December quarter 2018: \$540,000

Comparable Properties



3/7 Trafford St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  2

Price: \$727,500
Method: Private Sale
Date: 11/09/2018
Rooms: 3
Property Type: Villa



2/2 Loch St COBURG 3058 (REI)

Agent Comments

 2  2  1

Price: \$690,000
Method: Auction Sale
Date: 10/11/2018
Rooms: -
Property Type: Townhouse (Res)



2/36 Dunstan Av BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

Price: \$657,500
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: Townhouse (Res)