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### Statement of Information

## Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	y offered	for sale
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Address Including suburb and postcode	1/452 Brunswick Road, Brunswick West Vic 3055
ndicative selling pric	ie

#### In

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

Range between	\$750,000	&	\$790,000
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#### Median sale price

Median price	\$500,000	Hou	ISE	Unit	Х	Suburb	Brunswick West
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

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

Α\* 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.

Ad	dress of comparable property	Price	Date of sale
1	27 Davies St MOONEE PONDS 3039	\$780,000	06/10/2018
2	51 Eastwood St KENSINGTON 3031	\$771,000	19/10/2018
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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**Indicative Selling Price** \$750,000 - \$790,000 **Median Unit Price** December quarter 2018: \$500,000

Rooms: Property Type: Townhouse

**Agent Comments** 

# Comparable Properties

BRUNSWICK ROAD



27 Davies St MOONEE PONDS 3039 (REI/VG)

Price: \$780,000 Method: Auction Sale Date: 06/10/2018 Rooms: 3

Property Type: Townhouse (Res)

Land Size: 125 sqm approx



51 Eastwood St KENSINGTON 3031 (REI/VG)

**-**

Price: \$771,000 Method: Private Sale Date: 19/10/2018 Rooms: -

Property Type: Townhouse (Single) Land Size: 142 sqm approx



2/417 Brunswick Rd BRUNSWICK WEST 3055

(REI)

Price: \$755,000 Method: Auction Sale Date: 08/12/2018 Rooms: 4

Property Type: Townhouse (Res)

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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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**Agent Comments** 

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