

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for Sale

Address Including suburb and postcode

A304/460 Victoria Street, Brunswick VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 528,000

or range between

&

### Median sale price

Median price \$ 540,000

\*House

\*unit X

Suburb  
or locality

BRUNSWICK

Period - From 2017 Q1

to 2017Q4

Source REIV

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

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 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. 503/2 Duckett Street, Brunswick    | \$540,000 | 28/01/2018   |
| 2. 105/33-35 Breese Street, Brunswick | \$510,00  | 21/02/2018   |
| 3. 203/2 Duckett Street, Brunswick    | \$535,000 | 30/10/2017   |

OR

**B\*** **Either** 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\*.

**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.