

# Statement of Information

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

Section 47AF of the Estate Agents Act 1980

Date Statement  
First Produced

8/5/17

Date Statement  
Last Updated

9/5/17

## Property offered for sale

**Address** 6/305 Brunswick Road, Brunswick 3056  
Including suburb & postcode

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Enter a single price OR a range as applicable)

Single price \$

Or a range  
between

\$295,000

& \$324,000

## Median sale price

(\*Delete House or Unit as applicable)

Median price \$530,000

Unit

Suburb Brunswick

Period: from 1/1/17

to 31/3/17

Source Real Estate Institute of Victoria

## Comparable property sales (\*Delete A and the table 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. 1/150 Brunswick Road, Brunswick 3056	\$295,000	27/4/17
2. 8/93 Tinning Street, Brunswick 3056	\$315,000	08/04/17
3. 7/1 Mitchell Street, Brunswick 3056	\$290,000	24/12/16

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.