

## 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

37 Dunstan Avenue, Brunswick, 3056

### Indicative selling price

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

Single price \$ or range between \$900,000 & \$950,000

### Median sale price

Median price \$1,267,500 \*House x \*unit Suburb or locality Brunswick  
Period - From June 2016 to June 2017 Source REIV

### Comparable property sales

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. 2 Cassels Road, Brunswick	\$900,000	25/3/17
2. 34a Downs Street, Brunswick	\$920,000	3/6/17
3. 123 Davies Street, Brunswick	\$805,000	7/4/17