

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

6 Bennie Street, Brunswick Vic 3056

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

Range between \$1,150,000 & \$1,200,000

Median sale priceMedian price \$1,250,000 House ☒ Unit ☐ Suburb Brunswick

Period - From 01/10/2017 to 31/12/2017 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	40 Rose St BRUNSWICK 3056	\$1,200,000	20/09/2017
2	64 union St BRUNSWICK 3056	\$1,176,000	02/12/2017
3	237 Albion St BRUNSWICK 3056	\$1,150,000	14/02/2018

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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Rooms:**Property Type:** House (Res)**Land Size:** 242 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,200,000

Median House Price

December quarter 2017: \$1,250,000

Comparable Properties

**40 Rose St BRUNSWICK 3056 (REI)**

Agent Comments

3
 1
 2

Price: \$1,200,000**Method:** Private Sale**Date:** 20/09/2017**Rooms:** -**Property Type:** House (Res)**64 union St BRUNSWICK 3056 (REI)**

Agent Comments

2
 1
 1

Price: \$1,176,000**Method:** Auction Sale**Date:** 02/12/2017**Rooms:** -**Property Type:** House (Res)**237 Albion St BRUNSWICK 3056 (REI)**

Agent Comments

2
 1
 2

Price: \$1,150,000**Method:** Sold Before Auction**Date:** 14/02/2018**Rooms:** -**Property Type:** House (Res)