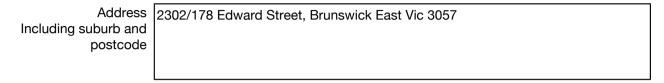
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale



Indicative selling price

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

Single price \$399,500

Median sale price

Median price	\$495,000	Hou	ıse	Unit	Х	Suburb	Brunswick East
Period - From	01/10/2017	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	507/201-207 Albert St BRUNSWICK 3056	\$400,000	23/08/2018
2	6102/172 Edward St BRUNSWICK EAST 3057	\$390,000	20/08/2018
3	2/149-151 Glenlyon Rd BRUNSWICK 3056	\$370,000	24/09/2018

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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Property Type: Land **Agent Comments**

Indicative Selling Price \$399.500 **Median Unit Price** Year ending September 2018: \$495,000

Comparable Properties



507/201-207 Albert St BRUNSWICK 3056 (VG)





Agent Comments

Agent Comments

Agent Comments

Price: \$400.000 Method: Sale Date: 23/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



6102/172 Edward St BRUNSWICK EAST 3057

(REI/VG)





Method: Private Sale Date: 20/08/2018 Rooms: -

Price: \$390,000

Property Type: Apartment



2/149-151 Glenlyon Rd BRUNSWICK 3056

(REI)

--1





Price: \$370,000 Method: Private Sale Date: 24/09/2018

Rooms: -

Property Type: Apartment

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962 Generated: 14/11/2018 16:53



