

## 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

93 St Phillip Street Brunswick East VIC 3057

#### Indicative selling price

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

Single Price

or range  
between

\$960,000

&

\$1,050,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,070,000

\*House

X

\*Unit

Suburb

Brunswick East

Period-from

01 Oct 2017

to

30 Sep 2018

Source

Corelogic

#### 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

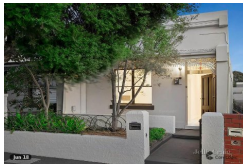
80 Barkly Street Brunswick East VIC 3057	\$1,070,000	27-Jul-18
43 Brunswick Road Brunswick East VIC 3057	\$1,050,000	20-Jun-18
22 Jarvie Street Brunswick East VIC 3057	\$920,000	05-Oct-18

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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**80 Barkly Street Brunswick East  
VIC 3057**

3 1 1

Sold Price **\$1,070,000** Sold Date **27-Jul-18**

Distance **0.16km**



**43 Brunswick Road Brunswick East  
VIC 3057**

3 1 1

Sold Price **\$1,050,000** Sold Date **20-Jun-18**

Distance **0.18km**



**22 Jarvie Street Brunswick East VIC  
3057**

2 1 -

Sold Price **\$920,000** Sold Date **05-Oct-18**

Distance **0.52km**

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