

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

1/22 Howson Street, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$575,000

&

\$600,000

Median sale price

Median price

\$1,220,500

House

X

Unit

Suburb

Brunswick West

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.

	Address of comparable property	Price	Date of sale
1	3/17 Cumming St BRUNSWICK WEST 3055	\$640,000	01/09/2018
2	4/1 Balfe Cr BRUNSWICK WEST 3055	\$605,000	16/06/2018
3	5/35 Murray St BRUNSWICK WEST 3055	\$553,000	22/09/2018

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.

1/22 Howson Street, Brunswick West Vic 3055



2 1 1

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$575,000 - \$600,000
Median House Price
Year ending September 2018: \$1,220,500

Comparable Properties



3/17 Cumming St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$640,000
Method: Auction Sale
Date: 01/09/2018
Rooms: -
Property Type: Apartment



4/1 Balfe Cr BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

2 1 1

Price: \$605,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: Townhouse (Res)



5/35 Murray St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$553,000
Method: Auction Sale
Date: 22/09/2018
Rooms: -
Property Type: Apartment