

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

17/6 Garnet Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$240,000

&

\$260,000

Median sale price

Median price \$523,500

House

Unit

X

Suburb Brunswick

Period - From 01/10/2016

to 30/09/2017

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	14m/14-20 Nicholson St COBURG 3058	\$255,000	23/11/2017
2	14/6 Garnet St BRUNSWICK 3056	\$250,000	12/09/2017
3	11/552 Moreland Rd BRUNSWICK WEST 3055	\$240,000	02/08/2017

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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

17/6 Garnet Street, Brunswick Vic 3056



1 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$240,000 - \$260,000
Median Unit Price
Year ending September 2017: \$523,500

Comparable Properties



14m/14-20 Nicholson St COBURG 3058 (REI) **Agent Comments**

1 1 -

Price: \$255,000
Method: Private Sale
Date: 23/11/2017
Rooms: 2
Property Type: Studio Apartment



14/6 Garnet St BRUNSWICK 3056 (REI) **Agent Comments**

1 1 1

Price: \$250,000
Method: Sold Before Auction
Date: 12/09/2017
Rooms: 2
Property Type: Unit



11/552 Moreland Rd BRUNSWICK WEST 3055 (REI) **Agent Comments**

1 1 -

Price: \$240,000
Method: Private Sale
Date: 02/08/2017
Rooms: 2
Property Type: Unit

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