

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 Gear Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$1,235,000

House

X

Unit

Suburb

Brunswick East

Period - From

01/04/2017

to

31/03/2018

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	6/107 Herbert St NORTHCOTE 3070	\$730,000	20/04/2018
2	5/53 Gadd St NORTHCOTE 3070	\$725,000	02/06/2018
3	3/1-9 Oconnor St BRUNSWICK EAST 3057	\$720,000	25/04/2018

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 Gear Street, Brunswick East Vic 3057



2 2 1

Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
Year ending March 2018: \$1,235,000

Comparable Properties



6/107 Herbert St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$730,000
Method: Sold Before Auction
Date: 20/04/2018
Rooms: -
Property Type: Townhouse (Res)



5/53 Gadd St NORTHCOTE 3070 (REI)

Agent Comments

2 2 1

Price: \$725,000
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: Townhouse (Res)



3/1-9 Oconnor St BRUNSWICK EAST 3057 (VG)

Agent Comments

2 - -

Price: \$720,000
Method: Sale
Date: 25/04/2018
Rooms: -
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit