

## 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

18 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)

Single price \$1,080,000

## Median sale price

Median price \$1,241,000 House ☒ Unit ☐ Suburb Brunswick East

Period - From 01/04/2018 to 31/03/2019 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 | 207 Blyth St BRUNSWICK EAST 3057 | \$1,090,000 | 01/06/2019   |
| 2 | 84 Wilson St BRUNSWICK 3056      | \$1,040,000 | 29/04/2019   |
| 3 | 192 Albert St BRUNSWICK 3056     | \$1,010,000 | 02/03/2019   |

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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**Indicative Selling Price**

\$1,080,000

**Median House Price**

Year ending March 2019: \$1,241,000



2 1 1

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**207 Blyth St BRUNSWICK EAST 3057 (REI)**

Agent Comments

3 1 -

**Price:** \$1,090,000

**Method:** Auction Sale

**Date:** 01/06/2019

**Rooms:** -

**Property Type:** House (Res)



**84 Wilson St BRUNSWICK 3056 (REI)**

Agent Comments

2 1 2

**Price:** \$1,040,000

**Method:** Private Sale

**Date:** 29/04/2019

**Rooms:** -

**Property Type:** House



**192 Albert St BRUNSWICK 3056 (REI)**

Agent Comments

2 1 -

**Price:** \$1,010,000

**Method:** Auction Sale

**Date:** 02/03/2019

**Rooms:** -

**Property Type:** House (Res)