

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

1/3 Guthrie Street, Brunswick West 3055

Indicative selling price

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

Single price \$ or range between \$310,000 & \$340,000

Median sale price

Median price \$393,500 *House *unit x Suburb or locality Brunswick West
Period - From July 2016 to June 2017 Source Core Logic RP Data

Comparable property sales

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. 5/456 Albion Street, Brunswick West	\$312,000	17/6/17
2. 4/13 Larnoo Ave, Brunswick West	\$327,500	21/4/17
3. 4/1B Melville Road, Brunswick West	\$326,000	11/2/17