

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 Boase Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$560,000

Property Type Unit

Suburb Brunswick

Period - From 15/04/2020

to 14/04/2021

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	2/13 Cassels Rd, Brunswick, Vic 3056, Australia	\$825,000	13/03/2021
2			
3			

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.~~

This Statement of Information was prepared on:

15/04/2021 09:23



 2  1  1

Property Type: House (Res)

Land Size: 61 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

15/04/2020 - 14/04/2021: \$560,000

Comparable Properties

**2/13 Cassels Rd, Brunswick, Vic 3056,
Australia (REI)**

Agent Comments

 2  1  1

Price: \$825,000

Method:

Date: 13/03/2021

Property Type: Townhouse (Single)

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.