## 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

1702/176 Edward Street, Brunswick East Vic 3057

## Indicative selling price

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Single price \$350,000

#### Median sale price

Median price	\$567,000	Pro	perty Type Unit	:	Suburb	Brunswick East
Period - From	01/10/2018	to	30/09/2019	Sourc	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.

Add	dress of comparable property	Price	Date of sale
1	14/67 Nicholson St BRUNSWICK EAST 3057	\$360,000	18/06/2019
2	615/601 Sydney Rd BRUNSWICK 3056	\$347,500	11/07/2019
3	611/1 Lygon St BRUNSWICK 3056	\$340,000	28/08/2019

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.

This Statement of Information was prepared on:

03/12/2019 12:54



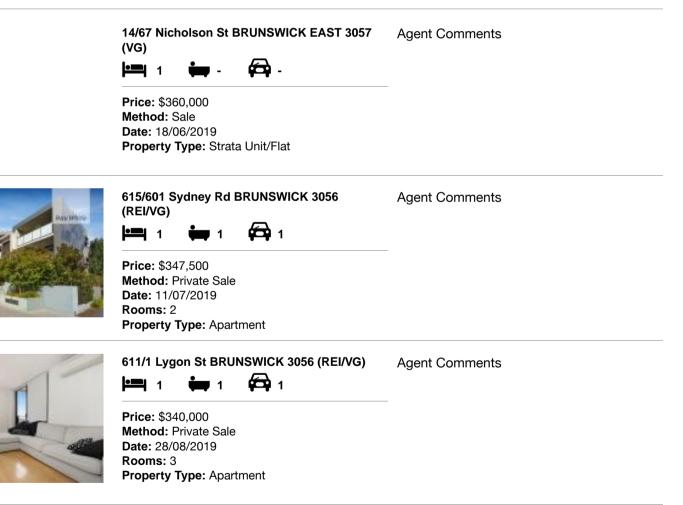




**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$350,000 Median Unit Price Year ending September 2019: \$567,000

# **Comparable Properties**



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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.