

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	23 Lanark Street, Brunswick East Vic 3057
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Indicative selling price

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

Range between	\$890,000	&	\$950,000
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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	63 Evans St BRUNSWICK 3056	\$950,000	24/03/2018
2	64 Stewart St BRUNSWICK 3056	\$940,000	21/02/2018
3	56 Walsh St COBURG 3058	\$928,000	21/12/2017

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.



Rooms:
Property Type: House
Land Size: 187.729 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$950,000
Median House Price
Year ending March 2018: \$1,235,000

Comparable Properties



63 Evans St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: House (Res)



64 Stewart St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$940,000
Method: Private Sale
Date: 21/02/2018
Rooms: -
Property Type: House (Res)



56 Walsh St COBURG 3058 (REI)

Agent Comments



Price: \$928,000
Method: Auction Sale
Date: 21/12/2017
Rooms: -
Property Type: House (Res)