

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 4 Gamble Street, Brunswick East Vic 3057

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$1,280,000 House ☒ Unit ☐ Suburb Brunswick East

Period - From 01/10/2017 to 30/09/2018 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	43 Brunswick Rd BRUNSWICK EAST 3057	\$1,050,000	20/06/2018
2	80 Barkly St BRUNSWICK EAST 3057	\$1,070,000	21/07/2018
3	8 Aintree St BRUNSWICK EAST 3057	\$1,164,000	05/05/2018

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.

4 Gamble Street, Brunswick East Vic 3057

John Bisignano

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Indicative Selling Price

\$1,100,000

Median House Price

Year ending September 2018: \$1,280,000



3 1 1

Rooms:

Property Type: House (Res)

Land Size: 360 sqm approx

Agent Comments

Comparable Properties



43 Brunswick Rd BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

3 1 1

Price: \$1,050,000

Method: Private Sale

Date: 20/06/2018

Rooms: 6

Property Type: House (Res)

Land Size: 337 sqm approx



80 Barkly St BRUNSWICK EAST 3057 (REI/VG) Agent Comments

3 1 1

Price: \$1,070,000

Method: Auction Sale

Date: 21/07/2018

Rooms: -

Property Type: House (Res)



8 Aintree St BRUNSWICK EAST 3057 (REI/VG) Agent Comments

3 2 -

Price: \$1,164,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: House (Res)