# 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	Hou	ise X	Unit		Subu	rb 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.

Add	dress 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.

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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.

### 4 Gamble Street, Brunswick East Vic 3057





Rooms: Property Type: House (Res) Land Size: 360 sqm approx Agent Comments John Bisignano 03 9489 1030 0413 067 916 john.bisignano@harcourts.com.au

Indicative Selling Price \$1,100,000 Median House Price Year ending September 2018: \$1,280,000

## **Comparable Properties**



43 Brunswick Rd BRUNSWICK EAST 3057 (REI/VG)



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



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



Price: \$1,164,000 Method: Auction Sale Date: 05/05/2018 Rooms: -Property Type: House (Res)

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Agent Comments