

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address	B201/55 John Street, Brunswick East Vic 3057
Including suburb and	
postcode	

Indicative selling price

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

Single price \$379,000

Median sale price

Median price	\$556,500	Hou	se	Unit	Х	S	Suburb	Brunswick East
Period - From	01/07/2017	to	30/09/2017		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

Α* 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

Add	dress of comparable property	Price	Date of sale
1	2/50a Brunswick Rd BRUNSWICK EAST 3057	\$400,000	16/09/2017
2	408/1 Brunswick Rd BRUNSWICK EAST 3057	\$390,500	20/07/2017
3	315/408 Lygon St BRUNSWICK EAST 3057	\$380,000	22/08/2017

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.

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919





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Warwick Beattie 0401 441 126 warwickbeattie@jelliscraig.com.au

Indicative Selling Price \$379,000 **Median Unit Price** September quarter 2017: \$556,500





Rooms:

Property Type: Apartment **Agent Comments**

Comparable Properties



2/50a Brunswick Rd BRUNSWICK EAST 3057

(REI)

Price: \$400,000 Method: Auction Sale Date: 16/09/2017 Rooms: 3

Property Type: Apartment



408/1 Brunswick Rd BRUNSWICK EAST 3057

(REI/VG)



Price: \$390,500 Method: Auction Sale Date: 20/07/2017

Rooms: 2

Property Type: Apartment



315/408 Lygon St BRUNSWICK EAST 3057

(REI)

Price: \$380.000 Method: Private Sale Date: 22/08/2017

Rooms: -

Property Type: Apartment

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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.

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Agent Comments

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