

## 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

B201/55 John Street, Brunswick East Vic 3057

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$379,000

#### Median sale price

Median price \$556,500

House

Unit

X

Suburb

Brunswick East

Period - From

01/07/2017

to

30/09/2017

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	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.~~



**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$379,000

**Median Unit Price**  
September quarter 2017: \$556,500

## Comparable Properties



**2/50a Brunswick Rd BRUNSWICK EAST 3057** Agent Comments  
(REI)



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



**408/1 Brunswick Rd BRUNSWICK EAST 3057** Agent Comments  
(REI/VG)



**Price:** \$390,500  
**Method:** Auction Sale  
**Date:** 20/07/2017  
**Rooms:** 2  
**Property Type:** Apartment



**315/408 Lygon St BRUNSWICK EAST 3057** Agent Comments  
(REI)



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 22/08/2017  
**Rooms:** -  
**Property Type:** Apartment