

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

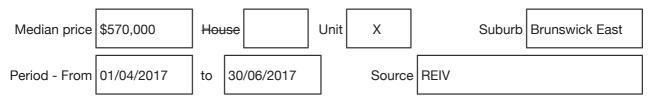
104/1 Brunswick Road, Brunswick East Vic 3057

Indicative selling price

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

Single price \$489,000

Median sale price



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	7/374 Lygon St BRUNSWICK EAST 3057	\$494,000	26/08/2017
2	719/22 Barkly St BRUNSWICK 3056	\$470,000	10/08/2017
3	719/22 Barkly St BRUNSWICK EAST 3057	\$470,000	14/08/2017

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

propertydata

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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.



104/1 Brunswick Road, Brunswick East Vic 3057







Rooms: Property Type: Strata Unit/Flat Agent Comments Broderick Turmaine 9387 5888 0404 606 826 broderickturmaine@jelliscraig.com.au

> Indicative Selling Price \$489,000 Median Unit Price June quarter 2017: \$570,000

Comparable Properties



7/374 Lygon St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$494,000 Method: Auction Sale Date: 26/08/2017 Rooms: 4 Property Type: Apartment

719/22 Barkly St BRUNSWICK 3056 (REI)

Agent Comments

Agent Comments



Price: \$470,000 Method: Private Sale Date: 10/08/2017 Rooms: -Property Type: Apartment



719/22 Barkly St BRUNSWICK EAST 3057 (REI)



Price: \$470,000 Method: Private Sale Date: 14/08/2017 Rooms: 3 Property Type: Apartment Land Size: 66 sqm approx

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REIV 🗧 property data

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