

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

Median price \$570,000 House Unit X Suburb Brunswick East

Period - From 01/04/2017 to 30/06/2017 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	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.



2 2 1

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



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

2 1 1

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

719/22 Barkly St BRUNSWICK 3056 (REI) **Agent Comments**

2 1 1

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



719/22 Barkly St BRUNSWICK EAST 3057 (REI) **Agent Comments**

2 1 1

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