# 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

215/1 Brunswick Road, Brunswick East Vic 3057

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$375,000	&	\$412,500				
Median sale price							
Median price	\$556,500 He	ouse Un	iit 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.

Ado	dress of comparable property	Price	Date of sale
1	301/22 Barkly St BRUNSWICK EAST 3057	\$407,000	21/10/2017
2	2/50a Brunswick Rd BRUNSWICK EAST 3057	\$400,000	16/09/2017
3	408/1 Brunswick Rd BRUNSWICK EAST 3057	\$390,500	20/07/2017

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.

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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.





Rooms: Property Type: Apartment Agent Comments

Merryn Schmidt (03) 9831 3007 0413 994 597 merryns@metrops.com.au

**Indicative Selling Price** \$375,000 - \$412,500 **Median Unit Price** September guarter 2017: \$556,500

### **Comparable Properties**



301/22 Barkly St BRUNSWICK EAST 3057 (REI)





Price: \$407,000 Method: Auction Sale

2/50a Brunswick Rd BRUNSWICK EAST 3057 (REI) **6** 1 **L** 1

> 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)



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

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Agent Comments

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