

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

34 Lobb Street, Brunswick Vic 3056

Indicative selling price

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

Single price \$920,000

Median sale price*

Median price

House

Unit

Suburb

Brunswick

Period - From

to

Source

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	15 Elsie Mews BRUNSWICK EAST 3057	\$960,000	16/09/2017
2	8 obrien sisters La BRUNSWICK 3056	\$928,000	09/12/2017
3	4 OBrien Sisters La BRUNSWICK 3056	\$910,000	18/11/2017

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 3  2  2

Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$920,000
No median price available

Comparable Properties

15 Elsie Mews BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

 3  3  1

Price: \$960,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 180 sqm approx



8 obrien sisters La BRUNSWICK 3056 (REI)

Agent Comments

 3  1  1

Price: \$928,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: Townhouse (Res)



4 OBrien Sisters La BRUNSWICK 3056 (REI)

Agent Comments

 3  2  1

Price: \$910,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 5
Property Type: Townhouse (Res)