

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property o	ffered	for	sale
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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)

Α* 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

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.

Account - Independent Property Brokers





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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) **--**3







Price: \$960,000 Method: Auction Sale Date: 16/09/2017 Rooms: -

Property Type: Townhouse (Res) Land Size: 180 sqm approx

Agent Comments

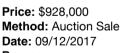












Rooms: -

Property Type: Townhouse (Res)

Agent Comments



4 OBrien Sisters La BRUNSWICK 3056 (REI)

-3







Price: \$910,000 Method: Auction Sale Date: 18/11/2017

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

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