

## 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

20 Fitzgibbon Avenue, Brunswick West Vic 3055

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,650,000

#### Median sale price

Median price \$1,204,000

House

X

Unit

Suburb Brunswick West

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		
2		
3		

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.



**Rooms:**

**Property Type:** House (Res)

Agent Comments

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.

## Comparable Properties



**52 Evans St BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** -

**Property Type:** House



**239 Victoria St BRUNSWICK 3056 (REI/VG)**

Agent Comments



**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 29/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 251 sqm approx

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.