

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode 22 Arnold Street, Brunswick East

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
3 Bedroom & 3 Bedroom + Study	\$	Or range between	\$1,290,000		\$1,350,000
4 Bedroom + Study Townhouse	\$1,390,000	Or range between	\$*		\$
	\$	Or range between	\$*		\$
	\$*	Or range between	\$*		\$
	\$*	Or range between	\$*		\$

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$1,175,500 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 details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

#### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bedroom	1 - 6 Waihi Avenue, Brunswick East	\$1,270,000	20/05/2017
	2 - 16a Ryan Street, Brunswick East	\$1,075,000	24/06/2017
	3 - 31B Union Street, Northcote	\$1,320,000	17/06/2017

#### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
4 Bedroom	1 - 2/182 Albion Street, Brunswick	\$1,315,000	19/08/2017
	2 - 42 Jamieson Street, Fitzroy North	\$1,350,000	03/06/2017
	1 - 1 North Street, Brunswick East	\$1,340,000	29/07/2017

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.