

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
G06/2-4 Murray Street, Brunswick West Vic 3055

Indicative selling price

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

Single price \$565,000

Median sale price

Median price \$430,000 House Unit X Suburb Brunswick West

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.

	Address of comparable property	Price	Date of sale
1	210/1-31 Lux Way BRUNSWICK 3056	\$556,000	15/07/2017
2	205/8-38 Percy St BRUNSWICK 3056	\$522,000	17/08/2017
3	208/32 Breese St BRUNSWICK 3056	\$515,000	19/08/2017

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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Indicative Selling Price

\$565,000

Median Unit Price

September quarter 2017: \$430,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



210/1-31 Lux Way BRUNSWICK 3056 (REI/VG) Agent Comments



Price: \$556,000

Method: Auction Sale

Date: 15/07/2017

Rooms: -

Property Type: Apartment



205/8-38 Percy St BRUNSWICK 3056 (REI) Agent Comments



Price: \$522,000

Method: Private Sale

Date: 17/08/2017

Rooms: -

Property Type: Apartment



208/32 Breese St BRUNSWICK 3056 (REI/VG) Agent Comments



Price: \$515,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 4

Property Type: Apartment

Land Size: 90 sqm approx