

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for Sale

Address Including suburb and postcode

402/26 Breese Street, Brunswick VIC 3056

Indicative selling price

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

Single price \$ or range between \$ 410,000 & \$ 440,000

Median sale price

Median price \$ 353,500 *House *unit X Suburb or locality BRUNSWICK
 Period - From SEP 2016 to SEP 2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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. 410/33 Breese Street, Brunswick	\$ 460,000	19/08/2017
2. 1/208 Albion Street, Brunswick	\$ 424,000	09/08/2017
3. 37/45 De Carle Street, Brunswick	\$ 405,000	01/08/2017

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.