



**Rooms:** 2  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
 \$360,000  
**Median Unit Price**  
 Year ending March 2017: \$619,500

## Comparable Properties



**508/1 Brunswick Rd BRUNSWICK 3056 (REI)** **Agent Comments**



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 06/05/2017  
**Rooms:** 2  
**Property Type:** Apartment

**17/26 Merri Pde NORTHCOTE 3070 (VG)** **Agent Comments**



**Price:** \$345,000  
**Method:** Sale  
**Date:** 22/12/2016  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**4/332 High St NORTHCOTE 3070 (VG)** **Agent Comments**



**Price:** \$322,500  
**Method:** Sale  
**Date:** 18/02/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

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

**Indicative selling price**

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

Single price

**Median sale price**

Median price  Unit  Suburb   
 Period - From  to  Source

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
508/1 Brunswick Rd BRUNSWICK 3056	\$380,000	06/05/2017
17/26 Merri Pde NORTHCOTE 3070	\$345,000	22/12/2016
4/332 High St NORTHCOTE 3070	\$322,500	18/02/2017