

# 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 16-18 Dods Street, Brunswick VIC 3056

### Indicative selling price

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

Unit type or class	Single price
One Bedroom Apartment	\$429,000
Two Bedroom Apartment	\$589,000
Three Bedroom Apartment	\$1,069,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$523,500 Suburb Brunswick

Period - From 23/04/2017 To 23/10/2017 Source [www.Propertydata.com.au](http://www.Propertydata.com.au)

**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**

One Bedroom Apartment

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
	1. 301/22 Barkly St BRUNSWICK EAST 3057 VIC	\$\$407,000	21/10/2017
	2. 402/33 Breese St BRUNSWICK 3056 VIC	\$435,000	14/09/2017
	3. 1/208 Albion St BRUNSWICK 3056 VIC	\$424,000	09/08/2017

**Unit type or class**

Two Bedroom Apartment

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
	1. 2/68 Decarle St BRUNSWICK 3056 VIC	\$603,000	21/10/2017
	2. B104/55 John St BRUNSWICK EAST 3057 VIC	\$610,000	20/07/2017
	3. 8/24 Barkly St BRUNSWICK EAST 3057 VIC	\$580,000	01/08/2017

**Unit type or class**Three Bedroom  
Apartment

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
	1. 2/339 Brunswick Rd BRUNSWICK 3056 VIC	\$1,030,000	08/09/2017
	2. 1/37 Davies St BRUNSWICK 3056 VIC	\$1,275,000	07/06/2017
	3. 6/115 Oxford St COLLINGWOOD 3066 VIC	\$1,050,000	02/09/2017