

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

4 Fallon Street, Brunswick Vic 3056

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,699,900

Median sale priceMedian price \$1,162,500 House Unit Suburb Brunswick

Period - From 01/04/2018 to 30/06/2018 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	87 Victoria St BRUNSWICK EAST 3057	\$1,725,000	10/04/2018
2	2 Sheffield St BRUNSWICK 3056	\$1,661,000	03/03/2018
3	214 Hope St BRUNSWICK WEST 3055	\$1,658,000	14/06/2018

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.



Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



87 Victoria St BRUNSWICK EAST 3057 (VG)

Agent Comments



Price: \$1,725,000

Method: Sale

Date: 10/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 456 sqm approx



2 Sheffield St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,661,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: House (Res)



214 Hope St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$1,658,000

Method: Private Sale

Date: 14/06/2018

Rooms: -

Property Type: House (Res)