

## 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 6010/172 Edward Street, Brunswick East Vic 3057

#### Indicative selling price

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

Range between \$500,000 & \$550,000

#### Median sale price

Median price \$557,500 House Unit X Suburb Brunswick East

Period - From 01/07/2016 to 30/06/2017 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	226/4 Bik La FITZROY NORTH 3068	\$550,000	03/07/2017
2	412/4 Bik La FITZROY NORTH 3068	\$535,000	14/07/2017
3	2/38 Ethel St BRUNSWICK EAST 3057	\$501,000	29/07/2017

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.