

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 5/515 Sydney Road, Brunswick Vic 3056

Indicative selling price

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

Single price \$249,500

Median sale price

Median price \$495,000 House Unit X Suburb Brunswick

Period - From 01/07/2017 to 30/09/2017 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	10/3 Allard St BRUNSWICK WEST 3055	\$275,000	31/07/2017
2	8/47 Murray St BRUNSWICK WEST 3055	\$263,100	27/05/2017
3	20/123 Victoria St BRUNSWICK EAST 3057	\$210,000	27/06/2017

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.

Indicative Selling Price

\$249,500

Median Unit Price

September quarter 2017: \$495,000



 1  1  none

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



10/3 Allard St BRUNSWICK WEST 3055 (REI) **Agent Comments**

 1  1  1

Price: \$275,000

Method: Private Sale

Date: 31/07/2017

Rooms: -

Property Type: Apartment



8/47 Murray St BRUNSWICK WEST 3055 (REI) **Agent Comments**

 1  1  1

Price: \$263,100

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: Apartment



20/123 Victoria St BRUNSWICK EAST 3057 (REI) **Agent Comments**

 1  1  1

Price: \$210,000

Method: Private Sale

Date: 27/06/2017

Rooms: -

Property Type: Apartment