

## 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 6302/172 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)

Single price \$395,000

#### Median sale price

Median price \$570,000 House Unit X Suburb Brunswick East

Period - From 01/04/2017 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	104/408 Lygon St BRUNSWICK EAST 3057	\$406,000	20/09/2017
2	502/1c Michael St BRUNSWICK 3056	\$405,000	14/09/2017
3	1301/176 Edward St BRUNSWICK EAST 3057	\$387,500	20/05/2017

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.



**Rooms:**

**Property Type:**

Agent Comments

Spacious apartment with great uninterrupted western views, good size balcony and comes with car park.

## Comparable Properties



**104/408 Lygon St BRUNSWICK EAST 3057 (REI)**

Agent Comments



**Price:** \$406,000

**Method:** Private Sale

**Date:** 20/09/2017

**Rooms:** 3

**Property Type:** Apartment



**502/1c Michael St BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$405,000

**Method:** Private Sale

**Date:** 14/09/2017

**Rooms:** -

**Property Type:** Apartment



**1301/176 Edward St BRUNSWICK EAST 3057 (REI/VG)**

Agent Comments



**Price:** \$387,500

**Method:** Private Sale

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** Apartment