

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

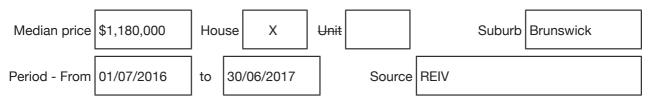
Address 53 Stewart Street, Brunswick Vic 3056 Including suburb and postcode

Indicative selling price

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

Range between \$1,050,000 &

Median sale price



\$1,150,000

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	265 Edward St BRUNSWICK EAST 3057	\$1,131,000	11/08/2017
2	54 Dunstan Av BRUNSWICK 3056	\$1,110,000	22/07/2017
3	41 Eveline St BRUNSWICK 3056	\$1,020,000	25/02/2017

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.

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919

propertydata

Generated: 27/09/2017 12:03

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: 4 Property Type: House (Res) Agent Comments Andrew Edwards 9388 5888 0410 353 632 andrewedwards@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending June 2017: \$1,180,000

Comparable Properties



265 Edward St BRUNSWICK EAST 3057 (REI) Agent Comments

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Price: \$1,131,000 Method: Sold Before Auction Date: 11/08/2017 Rooms: -Property Type: House (Res)

54 Dunstan Av BRUNSWICK 3056 (REI)

Agent Comments





Price: \$1,110,000 Method: Auction Sale Date: 22/07/2017 Rooms: 5 Property Type: House (Res) Land Size: 197 sqm approx

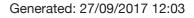
41 Eveline St BRUNSWICK 3056 (REI)



Agent Comments

Price: \$1,020,000 Method: Auction Sale Date: 25/02/2017 Rooms: -Property Type: House (Res)

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