

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 53 Stewart Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,180,000 House X Unit Suburb Brunswick

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 | 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.~~



Rooms: 4

Property Type: House (Res)

Agent Comments

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



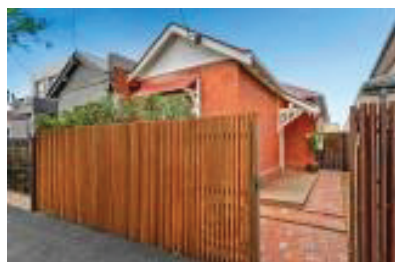
Price: \$1,131,000

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)