

## 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 4/22 French Avenue, Brunswick East Vic 3057

#### Indicative selling price

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

Range between \$900,000 & \$950,000

#### Median sale price

Median price \$1,265,000 House X Unit 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	63 Harrison St BRUNSWICK EAST 3057	\$937,000	06/07/2017
2	61 Amelia St BRUNSWICK 3056	\$900,000	06/05/2017
3	32 Amelia St BRUNSWICK 3056	\$890,000	03/06/2017

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.



3   2   1

**Rooms:**

**Property Type:** Strata Unit/Flat

**Land Size:** 1765 sqm approx

**Agent Comments**

## Comparable Properties



**63 Harrison St BRUNSWICK EAST 3057 (REI)**

**Agent Comments**

3   2   1

Older style townhouse, location slightly inferior

**Price:** \$937,000

**Method:** Sold Before Auction

**Date:** 06/07/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**61 Amelia St BRUNSWICK 3056 (REI)**

**Agent Comments**

3   2   2

Brand new townhouse in large complex

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 06/05/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**32 Amelia St BRUNSWICK 3056 (REI)**

**Agent Comments**

3   2   2

Brand new townhouse; large complex

**Price:** \$890,000

**Method:** Auction Sale

**Date:** 03/06/2017

**Rooms:** -

**Property Type:** Townhouse (Res)