

### 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

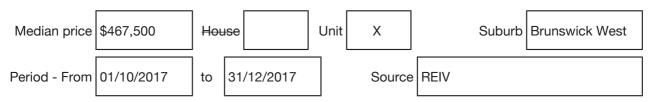
Address 8/12 Passfield Street, Brunswick West Vic 3055 burb and postcode

#### Indicative selling price

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

Range between	\$420,000	&	\$460,000

#### Median sale price



#### 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	14/159 Union St BRUNSWICK WEST 3055	\$455,000	26/08/2017
2	4/492 Moreland Rd BRUNSWICK WEST 3055	\$453,500	25/11/2017
3	3/2 Passfield St BRUNSWICK WEST 3055	\$438,000	23/09/2017

#### 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

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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: 3 Property Type: Flat Land Size: 68 approx sqm approx Agent Comments Cameron Pritchard 03 9387 5888 0408 037 482 cameronpritchard@jelliscraig.com.au

> Indicative Selling Price \$420,000 - \$460,000 Median Unit Price December quarter 2017: \$467,500

## **Comparable Properties**



14/159 Union St BRUNSWICK WEST 3055 (REI)



Price: \$455,000 Method: Auction Sale Date: 26/08/2017 Rooms: 4 Property Type: Apartment Agent Comments



4/492 Moreland Rd BRUNSWICK WEST 3055 Agent Comments (REI)



Price: \$453,500 Method: Sold Before Auction Date: 25/11/2017 Rooms: -Property Type: Apartment



3/2 Passfield St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$438,000 Method: Sold Before Auction Date: 23/09/2017 Rooms: 3 Property Type: Unit

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