# **COLLINS SIMMS**

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### 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	10 Bladen Avenue, Brunswick East Vic 3057
Including suburb and	
postcode	

#### Indicative selling price

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

Range betwee	n \$1,050,000		&	\$1,15	50,000			
Median sale price								
Median price	\$1,430,000	House	X	Unit			Suburb	Brunswick East
Period - From	01/01/2018	to 31	1/03/2018		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.

Ade	dress of comparable property	Price	Date of sale
1	115 Donald St BRUNSWICK 3056	\$1,150,000	14/04/2018
2	2 Bladen Av BRUNSWICK EAST 3057	\$1,140,000	23/06/2018
3	1 Alsace St BRUNSWICK EAST 3057	\$1,115,000	03/03/2018

#### 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.

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propertydata

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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.

