

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 42 Rose Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,270,000 House X Unit Suburb Brunswick

Period - From 01/07/2017 to 30/09/2017 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	15 Hall St BRUNSWICK 3056	\$1,376,000	01/08/2017
2	36 Fourth Av BRUNSWICK 3056	\$1,360,000	23/09/2017
3	34 Fourth Av BRUNSWICK 3056	\$1,350,000	02/12/2017

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.

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

September quarter 2017: \$1,270,000



 3  1  1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



15 Hall St BRUNSWICK 3056 (REI)

Agent Comments

 4  2  1

Price: \$1,376,000

Method: Private Sale

Date: 01/08/2017

Rooms: -

Property Type: House



36 Fourth Av BRUNSWICK 3056 (REI)

Agent Comments

 3  1  2

Price: \$1,360,000

Method: Auction Sale

Date: 23/09/2017

Rooms: -

Property Type: House (Res)



34 Fourth Av BRUNSWICK 3056 (REI)

Agent Comments

 3  1  2

Price: \$1,350,000

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: House (Res)