

Elizabeth Kelly 9387 5888 0431 434 169 elizabethkelly@jelliscraig.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

						Se	ction 47	AF	of the Estate	Agen	ts Act 1980	
Property offer	ed for s	sale										
Address Including suburb and postcode		40 Collier Crescent, Brunswick Vic 3056										
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Single price \$1,135,000												
Median sale price												
Median price	\$1,270,	000	Hou	se	Х	Unit			Suburb	Bruns	wick	
Period - From	01/07/2	2017 to 30/09/2017 Source RI						RE	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.												
Address of comparable property								Price	Da	ate of sale		
1												
2												
3												
OR												
R* The est	ate anen	nt or ager	nt'e re	nro	sentative	raasanah	alv haliave	ae th	hat fewer than t	hroo co	mnarahla	

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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\$1,135,000 **Median House Price** September quarter 2017: \$1,270,000

Indicative Selling Price



Rooms: Property Type: House (Res) Agent Comments

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.

Comparable Properties



25 Ford St BRUNSWICK 3056 (REI/VG)

Agent Comments Similar land, no car park

Price: \$1,204,000 Method: Auction Sale Date: 24/06/2017

Rooms: -

Property Type: House (Res) Land Size: 182 sqm approx



57 Edward St BRUNSWICK 3056 (REI)

Agent Comments

Similar land, extra bathroom

Price: \$1,200,000 Method: Auction Sale Date: 02/09/2017

Rooms: -

Property Type: House (Res)

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