

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
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

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		
2		
3		

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 1 1

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)

3 1 -

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)

3 2 1

Agent Comments

Similar land, extra bathroom

Price: \$1,200,000

Method: Auction Sale

Date: 02/09/2017

Rooms: -

Property Type: House (Res)