

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	217 Victoria St BRUNSWICK 3056	\$1,210,000	06/05/2017
2	7 Bank St BRUNSWICK 3056	\$1,266,000	25/03/2017
3	106 Evans St BRUNSWICK 3056	\$1,280,000	27/05/2017

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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**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 313 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 Year ending June 2017: \$1,180,000

## Comparable Properties



**217 Victoria St BRUNSWICK 3056 (REI/VG)** Agent Comments

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**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 06/05/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 278 sqm approx



**7 Bank St BRUNSWICK 3056 (REI/VG)** Agent Comments

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**Price:** \$1,266,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 338 sqm approx



**106 Evans St BRUNSWICK 3056 (REI)** Agent Comments

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**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 439 sqm approx