

## 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

3/7 Luscombe Street, Brunswick Vic 3056

#### Indicative selling price

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

Range between

\$700,000

&

\$750,000

#### Median sale price

Median price

\$541,000

House

Unit

X

Suburb

Brunswick

Period - From

01/04/2017

to

30/06/2017

Source

REIV

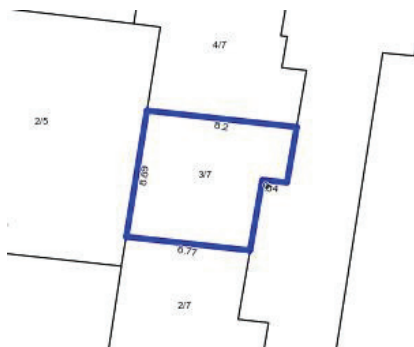
#### Comparable property sales (\*Delete A or B below as applicable)

**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.



**Rooms:**

**Property Type:** Townhouse

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



**8 Jones St BRUNSWICK 3056 (REI)**



Agent Comments

Extra bathroom although not as nicely updated

**Price:** \$765,000

**Method:** Sold Before Auction

**Date:** 23/05/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**4/7 Luscombe St BRUNSWICK 3056 (VG)**



Agent Comments

**Price:** \$760,000

**Method:** Sale

**Date:** 22/06/2017

**Rooms:** -

**Property Type:** Townhouse (Single)

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.