

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode 5-7 West Street, Brunswick VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class		Lower price		Higher price
2 bedroom units	Range between	\$500,000	&	\$550,000
3 bedroom units	Range between	\$852,800	&	\$920,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	2 bedroom units \$525,000	Suburb	Brunswick
	3 bedroom units \$822,500		
Period - From	1 Nov 2016	To	13 Nov 2017
Source	Realestate.com.au		

## Comparable property sales

Unit type or class	Address of comparable unit	Price	Date of sale
<b>2 bedroom units</b>	1- 12/45-47 De Carle St BRUNSWICK 3056 VIC	\$548,000	18/11/2017
	2- 30/10-12 Breese St BRUNSWICK 3056 VIC	\$510,000	17/11/2017
	3- 204/34 Union St BRUNSWICK 3056 VIC	\$550,000	30/08/2017

### 3 bedroom units

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.