

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
19 Loyola Avenue, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,267,500 House X Unit 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 | 52 Evans St BRUNSWICK 3056 | \$1,650,000 | 18/03/2017 |
| 2 | 15 Ashmore St BRUNSWICK 3056 | \$1,590,000 | 20/05/2017 |
| 3 | 141 Edward St BRUNSWICK 3056 | \$1,505,000 | 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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 470 sqm approx

Agent Comments

Comparable Properties



52 Evans St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,650,000

Method: Auction Sale

Date: 18/03/2017

Rooms: -

Property Type: House

Land Size: 493 sqm approx



15 Ashmore St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,590,000

Method: Sold Before Auction

Date: 20/05/2017

Rooms: -

Property Type: House (Res)



141 Edward St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,505,000

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: House (Res)