

Mitchell Boys 9387 5888 0412 800 200 mitchellboys@jelliscraig.com.au

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

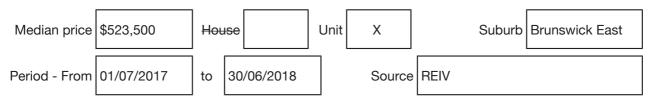
2/78 John Street, Brunswick East Vic 3057

Indicative selling price

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

Single price \$849,000

Median sale price



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	67 Amelia St BRUNSWICK 3056	\$850,000	12/03/2018
2	2/582-586 Nicholson St FITZROY NORTH 3068	\$830,000	21/06/2018
3	6/32 John St BRUNSWICK EAST 3057	\$805,000	24/08/2018

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.

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919

propertydata

Generated: 07/09/2018 11:24

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 2/78 John Street, Brunswick East Vic 3057



Mitchell Boys





Rooms: Property Type: Townhouse (Conjoined) Agent Comments 9387 5888 0412 800 200 mitchellboys@jelliscraig.com.au

Indicative Selling Price \$849,000 Median Unit Price Year ending June 2018: \$523,500

Comparable Properties

67 Amelia St BRUNSWICK 3056 (VG)

🚔 2 🚔 - 🋱 -

Price: \$850,000 Method: Sale Date: 12/03/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)



2/582-586 Nicholson St FITZROY NORTH 3068 Agent Comments (REI)



Price: \$830,000 Method: Private Sale Date: 21/06/2018 Rooms: -Property Type: Townhouse (Single)



6/32 John St BRUNSWICK EAST 3057 (REI)



Agent Comments

Agent Comments



Method: Sold Before Auction Date: 24/08/2018 Rooms: -Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919

Generated: 07/09/2018 11:24

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



