

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
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Indicative selling price

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

Single price	\$849,000
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Median sale price

Median price	\$523,500	House		Unit	X	Suburb	Brunswick East
Period - From	01/07/2017	to	30/06/2018	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	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.



2 2 1

Rooms:

Property Type: Townhouse
(Conjoined)

Agent Comments

Comparable Properties

67 Amelia St BRUNSWICK 3056 (VG)

Agent Comments

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 (REI)

Agent Comments

2 2 -

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

2 1 1

Price: \$805,000

Method: Sold Before Auction

Date: 24/08/2018

Rooms: -

Property Type: Townhouse (Res)