## Nelson Alexander





Rooms: Property Type: Agent Comments Indicative Selling Price \$360,000 Median House Price March quarter 2017: \$1,454,750

## **Comparable Properties**



9/178-180 Victoria St BRUNSWICK 3056 (REI) Agent Comments



Price: \$380,500 Method: Auction Sale Date: 03/06/2017 Rooms: -Property Type: Apartment



5/146-148 Mitchell St BRUNSWICK EAST 3057 Agent Comments (REI)



Price: \$365,000 Method: Private Sale Date: 22/06/2017 Rooms: 2 Property Type: Unit



2/23 Balmoral Av BRUNSWICK EAST 3057 (REI/VG)



Agent Comments



Method: Auction Sale Date: 25/02/2017 Rooms: -Property Type: Apartment

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### 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

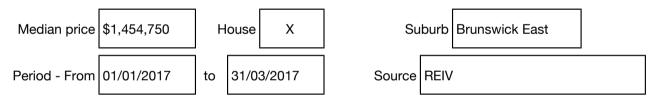
13/76-78 Edward Street, Brunswick East Vic 3057

#### Indicative selling price

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

Single price \$360,000

#### Median sale price



#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
9/178-180 Victoria St BRUNSWICK 3056	\$380,500	03/06/2017
5/146-148 Mitchell St BRUNSWICK EAST 3057	\$365,000	22/06/2017
2/23 Balmoral Av BRUNSWICK EAST 3057	\$341,000	25/02/2017

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