



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 (REI) Agent Comments



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



Price: \$341,000
Method: Auction Sale
Date: 25/02/2017
Rooms: -
Property Type: Apartment

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

Median price \$1,454,750 House X Suburb Brunswick East
 Period - From 01/01/2017 to 31/03/2017 Source REIV

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