

## 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	206/1 Brunswick Road, Brunswick East Vic 3057
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$380,000
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#### Median sale price

Median price	\$557,500	House		Unit	X	Suburb	Brunswick East
Period - From	01/07/2016	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	508/1 Brunswick Rd BRUNSWICK 3056	\$380,000	06/05/2017
2	408/1 Brunswick Rd BRUNSWICK EAST 3057	\$390,500	20/07/2017
3	114/22 Barkly St BRUNSWICK EAST 3057	\$410,000	04/03/2017

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.~~



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**Rooms:**

**Property Type:** Strata Dwelling

Agent Comments

**Indicative Selling Price**

\$380,000

**Median Unit Price**

Year ending June 2017: \$557,500

## Comparable Properties



**508/1 Brunswick Rd BRUNSWICK 3056 (REI)**

Agent Comments

1 1 1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 06/05/2017

**Rooms:** 2

**Property Type:** Apartment



**408/1 Brunswick Rd BRUNSWICK EAST 3057 (REI)**

Agent Comments

1 1 1

**Price:** \$390,500

**Method:** Auction Sale

**Date:** 20/07/2017

**Rooms:** 2

**Property Type:** Apartment



**114/22 Barkly St BRUNSWICK EAST 3057 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$410,000

**Method:** Auction Sale

**Date:** 04/03/2017

**Rooms:** -

**Property Type:** Apartment