

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

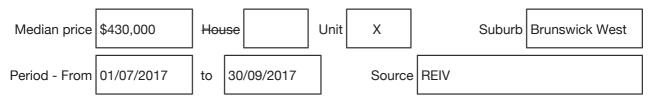
12/159 Union Street, Brunswick West Vic 3055

Indicative selling price

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

Single price \$312,000

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	7/23 Cohuna St BRUNSWICK WEST 3055	\$315,000	09/10/2017
2	5/456 Albion St BRUNSWICK WEST 3055	\$312,000	17/06/2017
3	7/3 Allard St BRUNSWICK WEST 3055	\$307,500	15/09/2017

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.

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

propertydata

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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.



12/159 Union Street, Brunswick West Vic 3055



Dylan Francis





Rooms: 2 Property Type: Flat Land Size: 40 sqm approx Agent Comments 93875888 0421 023 832 dylanfrancis@jelliscraig.com.au

Indicative Selling Price \$312,000 Median Unit Price September quarter 2017: \$430,000

Comparable Properties



7/23 Cohuna St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$315,000 Method: Sold Before Auction Date: 09/10/2017 Rooms: 2 Property Type: Apartment



REI

5/456 Albion St BRUNSWICK WEST 3055 (REI/VG) Price: \$312,000

Method: Auction Sale Date: 17/06/2017 Rooms: -Property Type: Apartment

7/3 Allard St BRUNSWICK WEST 3055 (VG)

Agent Comments

Agent Comments



Price: \$307,500 Method: Sale Date: 15/09/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)

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