

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

Median price \$430,000 House Unit X Suburb Brunswick West

Period - From 01/07/2017 to 30/09/2017 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	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.



Rooms: 2
Property Type: Flat
Land Size: 40 sqm approx
Agent Comments

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



5/456 Albion St BRUNSWICK WEST 3055 (REI/VG) Agent Comments



Price: \$312,000
Method: Auction Sale
Date: 17/06/2017
Rooms: -
Property Type: Apartment

7/3 Allard St BRUNSWICK WEST 3055 (VG) Agent Comments



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