

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

53 Canberra Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,180,000

House

X

Unit

Suburb

Brunswick

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	9 First Av BRUNSWICK 3056	\$1,260,000	22/07/2017
2	57 Edward St BRUNSWICK 3056	\$1,200,000	02/09/2017
3	10 Staley St BRUNSWICK 3056	\$1,200,000	08/04/2017

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:

Property Type: House (Previously Occupied - Detached)

Land Size: 454 sqm approx

Agent Comments

Comparable Properties



9 First Av BRUNSWICK 3056 (REI)



Agent Comments

Larger land with car parking

Price: \$1,260,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 470 sqm approx



57 Edward St BRUNSWICK 3056 (REI)



Agent Comments

Similar internally however superior locale

Price: \$1,200,000

Method: Auction Sale

Date: 02/09/2017

Rooms: -

Property Type: House (Res)



10 Staley St BRUNSWICK 3056 (REI/VG)



Agent Comments

Smaller land, better condition, superior locale

Price: \$1,200,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 310 sqm approx