

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

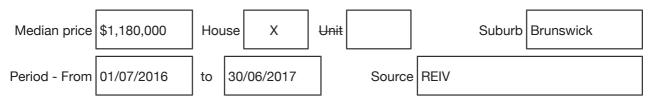
Address 53 Canberra Street, Brunswick Vic 3056 Including suburb and postcode

#### 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



#### 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.

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

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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. 53 Canberra Street, Brunswick Vic 3056







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 454 sqm approx Agent Comments Elizabeth Kelly 9387 5888 0431 434 169 elizabethkelly@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending June 2017: \$1,180,000

## **Comparable Properties**

9 First Av BRUNSWICK 3056 (REI) 3 2 1 Price: \$1,260,000 Method: Auction Sale Date: 22/07/2017 Rooms: 5 Property Type: House (Res) Land Size: 470 sqm approx	Agent Comments Larger land with car parking
57 Edward St BRUNSWICK 3056 (REI) 3 2 1 Price: \$1,200,000 Method: Auction Sale Date: 02/09/2017 Rooms: - Property Type: House (Res)	Agent Comments Similar internally however superior locale
10 Staley St BRUNSWICK 3056 (REI/VG) 3 1 1 1 Price: \$1,200,000 Method: Auction Sale Date: 08/04/2017 Rooms: - Property Type: House (Res) Land Size: 310 sqm approx	Agent Comments Smaller land, better condition, superior locale

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