

### 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

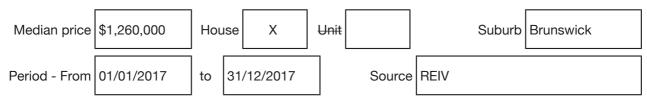
ss 30 Fourth Avenue, Brunswick Vic 3056 nd de

#### Indicative selling price

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

Range between	\$1,250,000	&	\$1,350,000
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#### 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	17 First Av BRUNSWICK 3056	\$1,350,000	20/12/2017
2	34 Fourth Av BRUNSWICK 3056	\$1,350,000	02/12/2017
3	25 Appleby Cr BRUNSWICK WEST 3055	\$1,332,000	28/10/2017

#### 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. 30 Fourth Avenue, Brunswick Vic 3056



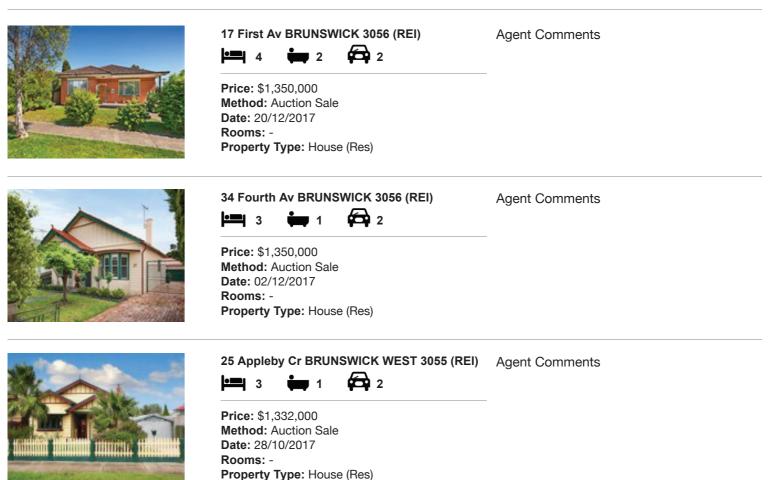




Rooms: Property Type: House (Res) Land Size: 512 sqm approx Agent Comments Alexander Magliolo 9387 5888 0433 401 487 alexandermagliolo@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending December 2017: \$1,260,000

## **Comparable Properties**



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Land Size: 534 sqm approx

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