

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

30 Fourth Avenue, Brunswick Vic 3056

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,350,000

Median sale priceMedian price \$1,260,000 House Unit Suburb Brunswick

Period - From 01/01/2017 to 31/12/2017 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	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.



Rooms:

Property Type: House (Res)

Land Size: 512 sqm approx

Agent Comments

Comparable Properties



17 First Av BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 20/12/2017

Rooms: -

Property Type: House (Res)



34 Fourth Av BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: House (Res)



25 Appleby Cr BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$1,332,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 534 sqm approx