

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	206/9 Florence Street, Brunswick Vic 3056
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Indicative selling price

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

Range between	\$690,000	&	\$755,000
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Median sale price

Median price	\$512,500	House		Unit	X	Suburb	Brunswick
Period - From	01/04/2017	to	31/03/2018	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	3/1-9 Oconnor St BRUNSWICK EAST 3057	\$720,000	01/03/2018
2	2e Campbell St COBURG 3058	\$712,000	28/04/2018
3	9/70 Brunswick Rd BRUNSWICK 3056	\$693,000	29/11/2017

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: Strata Unit/Flat

Agent Comments

Comparable Properties



3/1-9 Oconnor St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 01/03/2018

Rooms: -

Property Type: Apartment



2e Campbell St COBURG 3058 (REI)

Agent Comments



Price: \$712,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: Apartment



9/70 Brunswick Rd BRUNSWICK 3056 (REI/VG) Agent Comments



Price: \$693,000

Method: Private Sale

Date: 29/11/2017

Rooms: 3

Property Type: Apartment