

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 46 Mclean Street, Brunswick West Vic 3055

Indicative selling price

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

Single price \$685,000

Median sale price

Median price \$480,000 Property Type Unit Suburb Brunswick West

Period - From 01/07/2018 to 30/06/2019 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	1b Hawthorn St COBURG 3058	\$680,000	23/03/2019
2	3/9 Wallace St BRUNSWICK WEST 3055	\$678,000	25/05/2019
3	6/260 Reynard St COBURG 3058	\$670,000	27/07/2019

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.~~

This Statement of Information was prepared on:

23/09/2019 08:52

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Indicative Selling Price

\$685,000

Median Unit Price

Year ending June 2019: \$480,000



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1b Hawthorn St COBURG 3058 (REI/VG)

Agent Comments

2 1 2

Price: \$680,000

Method: Auction Sale

Date: 23/03/2019

Property Type: Townhouse (Res)



3/9 Wallace St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

2 1 1

Price: \$678,000

Method: Auction Sale

Date: 25/05/2019

Property Type: Townhouse (Res)



6/260 Reynard St COBURG 3058 (REI)

Agent Comments

2 2 1

Price: \$670,000

Method: Auction Sale

Date: 27/07/2019

Property Type: Townhouse (Res)