

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 300a Sydney Road, Brunswick Vic 3056

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$581,000 Property Type Unit Suburb Brunswick

Period - From 01/07/2019 to 30/09/2019 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 | 8 Lawrence St BRUNSWICK 3056 | \$945,000 | 19/10/2019 |
| 2 | 1/14 Oconnor St BRUNSWICK EAST 3057 | \$918,000 | 29/06/2019 |
| 3 | | | |

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: 26/11/2019 16:12



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



8 Lawrence St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$945,000

Method: Sold Before Auction

Date: 19/10/2019

Property Type: Townhouse (Res)

Land Size: 90 sqm approx



1/14 Oconnor St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$918,000

Method: Auction Sale

Date: 29/06/2019

Property Type: Townhouse (Res)

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. 313/1-3 Dods Street Brunswick sold recently on the 20th of Aug 2019 for \$1,160,000, which was very comparable however smaller in size but had a third bed and second bathroom.