### 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	316/1 Brunswick Road, Brunswick East Vic 3057
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$370,000	&	\$407,000

# Median sale price

Median price	\$545,000	Hou	Ise	Unit	Х	Suburb	Brunswick East
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.

Ad	dress of comparable property	Price	Date of sale
1	1201/176 Edward St BRUNSWICK EAST 3057	\$390,000	30/04/2018
2	5.07/1 Lygon St BRUNSWICK 3056	\$380,000	07/02/2018
3	216/1 Brunswick Rd BRUNSWICK EAST 3057	\$370,000	05/03/2018

#### OR

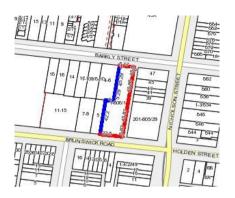
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







Generated: 05/06/2018 20:04



1 1 1

Property Type: Apartment
Agent Comments

Merryn Schmidt (03) 9831 3007 0413 994 597 merryns@metrops.com.au

Indicative Selling Price \$370,000 - \$407,000 Median Unit Price Year ending March 2018: \$545,000

# Comparable Properties



1201/176 Edward St BRUNSWICK EAST 3057

(REI)

. . . |-----| 1

1

Price: \$390,000 Method: Private Sale Date: 30/04/2018

Rooms: -

Property Type: Apartment

Agent Comments

**Agent Comments** 

**Agent Comments** 



5.07/1 Lygon St BRUNSWICK 3056 (REI)

**二** 1



**Price:** \$380,000 **Method:** Private Sale **Date:** 07/02/2018

Rooms: -

Property Type: Apartment



216/1 Brunswick Rd BRUNSWICK EAST 3057

(REI)

**--**1

**•** 1

**6** 1

Price: \$370,000 Method: Private Sale Date: 05/03/2018

Rooms: 2

Property Type: Apartment

Account - Metro Property Management | P: 03 9831 3000





Generated: 05/06/2018 20:04