

## 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 316/1 Brunswick Road, Brunswick East Vic 3057

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$545,000 House Unit X 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.

|   | Address 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.

316/1 Brunswick Road, Brunswick East Vic 3057

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 1  1  1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**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)** **Agent Comments**

 1  1  1

**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 30/04/2018  
**Rooms:** -  
**Property Type:** Apartment



**5.07/1 Lygon St BRUNSWICK 3056 (REI)** **Agent Comments**

 1  1  1

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 07/02/2018  
**Rooms:** -  
**Property Type:** Apartment



**216/1 Brunswick Rd BRUNSWICK EAST 3057 (REI)** **Agent Comments**

 1  1  1

**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 05/03/2018  
**Rooms:** 2  
**Property Type:** Apartment