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

406/1c Michael Street, Brunswick Vic 3056

Indicative selling price

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

Single price \$395,000

Median sale price

Median price	\$581,000	Pro	perty Type Unit	t	:	Suburb	Brunswick
Period - From	01/07/2019	to	30/09/2019	Soι	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	2/230 Lygon St BRUNSWICK EAST 3057	\$402,000	26/10/2019
2	205/1c Michael St BRUNSWICK 3056	\$395,000	05/08/2019
3	206/12-32 Lux Way BRUNSWICK 3056	\$392,000	18/09/2019

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:

21/11/2019 15:41



406/1c Michael Street, Brunswick Vic 3056



Dylan Francis

AEL STREET



Property Type: Strata Unit/Flat Agent Comments

93875888 0421 023 832 dylanfrancis@jelliscraig.com.au

Indicative Selling Price \$395,000 Median Unit Price September quarter 2019: \$581,000

Comparable Properties



2/230 Lygon St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$402,000 Method: Private Sale Date: 26/10/2019 Property Type: Apartment



205/1c Michael St BRUNSWICK 3056 (REI/VG) Agent Comments



Price: \$395,000 Method: Private Sale Date: 05/08/2019 Property Type: Apartment



206/12-32 Lux Way BRUNSWICK 3056 (REI/VG) Agent Comments



Price: \$392,000 Method: Private Sale Date: 18/09/2019 Property Type: Apartment

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.