

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
4/78 John Street, Brunswick East Vic 3057**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$820,000

Median sale price

Median price \$547,500 House Unit X Suburb Brunswick East

Period - From 01/07/2018 to 30/09/2018 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	1/78 John St BRUNSWICK EAST 3057	\$834,000	11/05/2018
2	6/32 John St BRUNSWICK EAST 3057	\$805,000	24/08/2018
3	1/11 Barningham St BRUNSWICK 3056	\$800,000	16/05/2018

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.

 2-3  2.5  garage

Rooms: 3/5

Property Type: townhouse

Land Size: subdivided sqm
approx

Agent Comments

Tri level town house brand new with 2 ensuites and city views situated in a boutique development



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Comparable Properties

1/78 John St BRUNSWICK EAST 3057 (VG)

Agent Comments

 3  -  -

Price: \$834,000

Method: Sale

Date: 11/05/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



6/32 John St BRUNSWICK EAST 3057 (REI/VG) **Agent Comments**

 2  1  1

Price: \$805,000

Method: Sold Before Auction

Date: 24/08/2018

Rooms: -

Property Type: Townhouse (Res)



1/11 Barningham St BRUNSWICK 3056
(REI/VG)

Agent Comments

 2  2  1

Price: \$800,000

Method: Sold Before Auction

Date: 16/05/2018

Rooms: -

Property Type: Townhouse (Res)