

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

12/95 Dawson Street, Brunswick Vic 3056

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb

Period - From to Source

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	13/67-69 Delhi Ct TRAVANCORE 3032	\$314,000	25/05/2019
2	8/883 Park St BRUNSWICK WEST 3055	\$275,000	17/04/2019
3	8/95 Dawson St BRUNSWICK 3056	\$268,000	10/08/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$320,000
Median Unit Price
June quarter 2019: \$565,000

Comparable Properties



13/67-69 Delhi Ct TRAVANCORE 3032 (REI) Agent Comments



Price: \$314,000
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: Apartment



8/883 Park St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$275,000
Method: Private Sale
Date: 17/04/2019
Rooms: 2
Property Type: Apartment



8/95 Dawson St BRUNSWICK 3056 (REI) Agent Comments



Price: \$268,000
Method: Auction Sale
Date: 10/08/2019
Rooms: 3
Property Type: Apartment