

#### 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	12/95 Dawson Street, Brunswick Vic 3056
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$320,000

#### Median sale price

Median price	\$565,000	Hou	se	Unit	Х	Suburb	Brunswick
Period - From	01/04/2019	to	30/06/2019		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 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

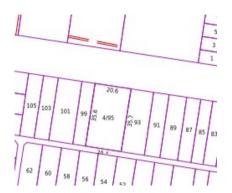
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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

### Comparable Properties



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

Price: \$314,000 Method: Auction Sale Date: 25/05/2019

Rooms: -

Property Type: Apartment

**Agent Comments** 



8/883 Park St BRUNSWICK WEST 3055 (REI)

Price: \$275,000 Method: Private Sale Date: 17/04/2019

Rooms: 2

Property Type: Apartment

Agent Comments



8/95 Dawson St BRUNSWICK 3056 (REI)

Price: \$268,000 Method: Auction Sale Date: 10/08/2019

Rooms: 3

Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155





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