

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

80 Heller Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,123,000 Property Type House Suburb Brunswick West

Period - From 01/10/2018 to 30/09/2019 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	112 Pearson St BRUNSWICK WEST 3055	\$1,365,000	19/10/2019
2	17 Daly St BRUNSWICK WEST 3055	\$1,275,000	24/08/2019
3	80 Henkel St BRUNSWICK 3056	\$1,230,000	12/10/2019

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:

20/11/2019 10:01



Property Type: House

Land Size: 566 sqm approx

Agent Comments

Comparable Properties



112 Pearson St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$1,365,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)



17 Daly St BRUNSWICK WEST 3055 (REI/VG) Agent Comments



Price: \$1,275,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)

Land Size: 567 sqm approx



80 Henkel St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,230,000

Method: Auction Sale

Date: 12/10/2019

Property Type: House (Res)