

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 5/111 Victoria Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$740,000 & \$760,000

Median sale price

Median price \$539,000 Property Type Unit Suburb Brunswick East

Period - From 01/07/2018 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	8/218 Glenlyon Rd BRUNSWICK EAST 3057	\$758,000	24/08/2019
2	2/2 Davies St BRUNSWICK 3056	\$750,000	07/09/2019
3	2/11 Holmes St BRUNSWICK EAST 3057	\$741,000	04/09/2019

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: 17/09/2019 14:10



Property Type: Townhouse

Agent Comments

Comparable Properties



8/218 Glenlyon Rd BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$758,000

Method: Auction Sale

Date: 24/08/2019

Property Type: Townhouse (Res)



2/2 Davies St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Townhouse (Res)



2/11 Holmes St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$741,000

Method: Sold Before Auction

Date: 04/09/2019

Property Type: Townhouse (Res)