## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/111 Victoria Street, Brunswick East Vic 3057

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$740,000		&		\$760,000					
Median sale p	rice									
Median price	\$539,000	Pro	operty Type	Unit			Suburb	Brunswick East		
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Ade	dress 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







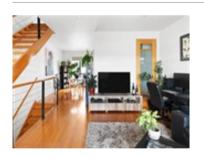


Property Type: Townhouse Agent Comments Richard Rose 03 8415 6100 0419 446 688 richardrose@jelliscraig.com.au

Indicative Selling Price \$740,000 - \$760,000 Median Unit Price Year ending June 2019: \$539,000

# **Comparable Properties**





8/218 Glenlyon Rd BRUNSWICK EAST 3057 (REI)



Price: \$758,000 Method: Auction Sale Date: 24/08/2019 Property Type: Townhouse (Res)

2/2 Davies St BRUNSWICK 3056 (REI)

Agent Comments

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)

Account - Jellis Craig | P: 03 9403 9300



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.