

## 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

109/8-38 Percy Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$410,000

&

\$450,000

#### Median sale price

Median price

\$540,000

House

Unit

X

Suburb

Brunswick

Period - From

01/10/2018

to

31/12/2018

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	24/374 Lygon St BRUNSWICK EAST 3057	\$450,000	13/12/2018
2	204/37-39 Breese St BRUNSWICK 3056	\$445,000	04/02/2019
3	516/37-43 Breese St BRUNSWICK 3056	\$440,000	01/02/2019

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:** 3

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**24/374 Lygon St BRUNSWICK EAST 3057 (VG)** Agent Comments



**Price:** \$450,000

**Method:** Sale

**Date:** 13/12/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**204/37-39 Breese St BRUNSWICK 3056 (REI)** Agent Comments



**Price:** \$445,000

**Method:** Private Sale

**Date:** 04/02/2019

**Rooms:** 4

**Property Type:** Apartment



**516/37-43 Breese St BRUNSWICK 3056 (REI/VG)** Agent Comments



**Price:** \$440,000

**Method:** Private Sale

**Date:** 01/02/2019

**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 1880 sqm approx