

# 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

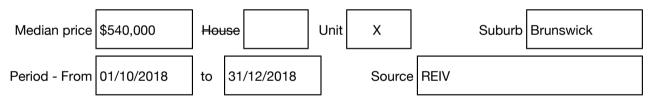
21/1-7 Colebrook Street, Brunswick Vic 3056

# Indicative selling price

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

Single price \$779,000

# Median sale price



## 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	1/211 Nicholson St BRUNSWICK EAST 3057	\$786,000	20/10/2018
2	5/23 De Carle St COBURG 3058	\$777,000	02/03/2019
3	5/150 Donald St BRUNSWICK EAST 3057	\$750,000	07/12/2018

#### 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.

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

propertydata

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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.

# Nelson Alexander

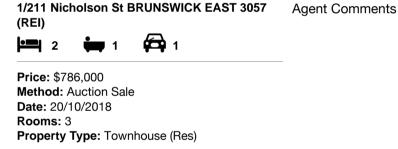




Rooms: Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$779,000 Median Unit Price December quarter 2018: \$540,000

# **Comparable Properties**





5/23 De Carle St COBURG 3058 (REI)

Agent Comments



Price: \$777,000 Method: Auction Sale Date: 02/03/2019 Rooms: -Property Type: Townhouse (Res)



5/150 Donald St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$750,000 Method: Private Sale Date: 07/12/2018 Rooms: -Property Type: Townhouse (Res)

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