

Dylan Francis 93875888 0421 023 832 dylanfrancis@jelliscraig.com.au

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

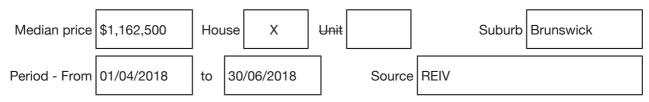
4 Fallon Street, Brunswick Vic 3056

Indicative selling price

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

Single price \$1,699,900

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	87 Victoria St BRUNSWICK EAST 3057	\$1,725,000	10/04/2018
2	2 Sheffield St BRUNSWICK 3056	\$1,661,000	03/03/2018
3	214 Hope St BRUNSWICK WEST 3055	\$1,658,000	14/06/2018

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 - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919

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.







Rooms: Property Type: House (Res) Agent Comments Dylan Francis 93875888 0421 023 832 dylanfrancis@jelliscraig.com.au

> Indicative Selling Price \$1,699,900 Median House Price June quarter 2018: \$1,162,500

Comparable Properties

87 Victoria St BRUNSWICK EAST 3057 (VG) ↓ 4 ↓ - ↓ ↓ - ↓ ↓ - ↓ ↓ + + + + + + + + + +	Agent Comments
2 Sheffield St BRUNSWICK 3056 (REI/VG) 4 2 2 - Price: \$1,661,000 Method: Auction Sale Date: 03/03/2018 Rooms: - Property Type: House (Res)	Agent Comments
214 Hope St BRUNSWICK WEST 3055 (REI) 4 2 2 2 Price: \$1,658,000 Method: Private Sale Date: 14/06/2018	Agent Comments

Rooms: -Property Type: House (Res)

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