

## 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

39 Austral Avenue, 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

\$1,375,000

&

\$1,475,000

#### Median sale price

Median price

\$1,008,000

House

X

Unit

Suburb

Brunswick

Period - From

01/04/2019

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	138 Hope St BRUNSWICK 3056	\$1,435,000	18/04/2019
2	316 Union St BRUNSWICK WEST 3055	\$1,405,000	15/06/2019
3	8 Guthrie St BRUNSWICK WEST 3055	\$1,350,000	05/04/2019

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:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 612 sqm approx

Agent Comments

## Comparable Properties



**138 Hope St BRUNSWICK 3056 (REI/VG)**

Agent Comments



**Price:** \$1,435,000

**Method:** Sold Before Auction

**Date:** 18/04/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 401 sqm approx

**316 Union St BRUNSWICK WEST 3055 (REI)**

Agent Comments



**Price:** \$1,405,000

**Method:** Auction Sale

**Date:** 15/06/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 791 sqm approx



**8 Guthrie St BRUNSWICK WEST 3055 (REI/VG)** Agent Comments



**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 05/04/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 697 sqm approx