

#### 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

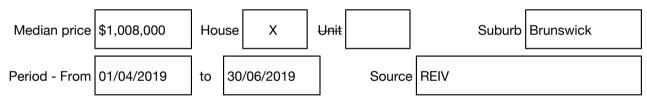
8 39 Austral Avenue, Brunswick Vic 3056 d le

#### Indicative selling price

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

 Range between
 \$1,375,000
 &
 \$1,475,000

#### 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	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.

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

#### Generated: 06/08/2019 16:41

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.



## propertydata



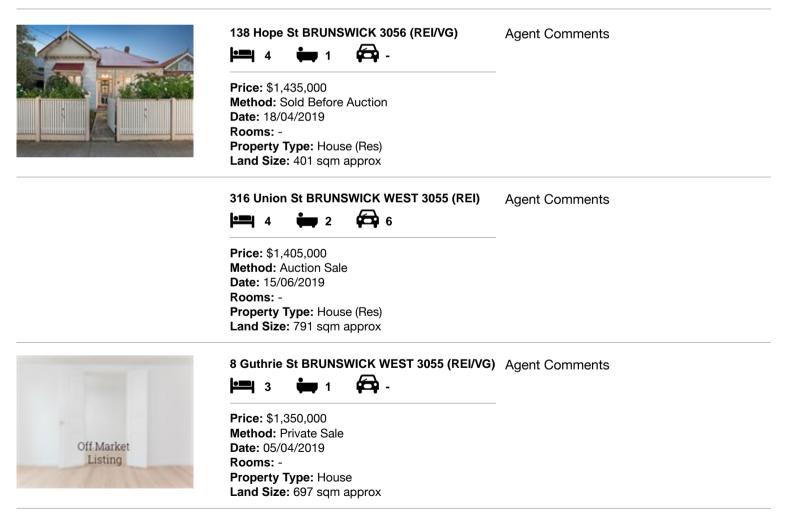




Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 612 sqm approx Agent Comments Mitchell Boys 9387 5888 0412 800 200 mitchellboys@jelliscraig.com.au

> Indicative Selling Price \$1,375,000 - \$1,475,000 Median House Price June quarter 2019: \$1,008,000

### **Comparable Properties**



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