

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

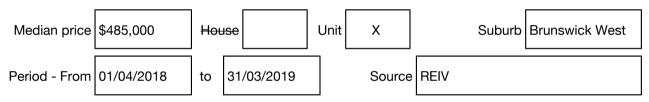
5/465 Brunswick Road, Brunswick West Vic 3055

Indicative selling price

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

Single price \$400,000

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	11/789 Park St BRUNSWICK 3056	\$418,000	01/02/2019
2	1/28 Daly St BRUNSWICK WEST 3055	\$410,000	23/02/2019
3	502/10-14 Hope St BRUNSWICK 3056	\$405,000	19/06/2019

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

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: Apartment Agent Comments Lisa Roberts 9387 5888 0413 265 362 lisaroberts@jelliscraig.com.au

Indicative Selling Price \$400,000 Median Unit Price Year ending March 2019: \$485,000

Comparable Properties



11/789 Park St BRUNSWICK 3056 (REI/VG)



Price: \$418,000 Method: Private Sale Date: 01/02/2019 Rooms: 2 Property Type: Apartment Agent Comments



1/28 Daly St BRUNSWICK WEST 3055 (REI/VG) Agent Comments



Price: \$410,000 Method: Auction Sale Date: 23/02/2019 Rooms: -Property Type: Villa



502/10-14 Hope St BRUNSWICK 3056 (REI)



Agent Comments



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