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

215/1 Brunswick Road, Brunswick East Vic 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$330,000	&	\$360,000				
Median sale price							
Median price	\$495,000	House	Unit X	Suburb Brunswick East			
Period - From	01/10/2017	to 30/09/2018	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.

Add	dress of comparable property	Price	Date of sale
1	6407/172 Edward St BRUNSWICK EAST 3057	\$360,500	27/10/2018
2	303/360 Lygon St BRUNSWICK EAST 3057	\$339,000	29/08/2018
3	315/360 Lygon St BRUNSWICK EAST 3057	\$330,000	22/10/2018

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.

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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 Land Size: 53.1 sqm approx Agent Comments Merryn Schmidt (03) 9831 3007 0413 994 597 merryns@metrops.com.au

Indicative Selling Price \$330,000 - \$360,000 Median Unit Price Year ending September 2018: \$495,000

Comparable Properties



6407/172 Edward St BRUNSWICK EAST 3057 Agent Comments (REI)



Price: \$360,500 Method: Auction Sale Date: 27/10/2018 Rooms: 2 Property Type: Apartment Land Size: 45 sqm approx



303/360 Lygon St BRUNSWICK EAST 3057 (REI)



Price: \$339,000 Method: Private Sale Date: 29/08/2018 Rooms: 4 Property Type: Apartment



315/360 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments

Agent Comments

Price: \$330,000 Method: Private Sale Date: 22/10/2018 Rooms: 2 Property Type: Apartment

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