

## 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 215/1 Brunswick Road, Brunswick East Vic 3057

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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.

	Address 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.

215/1 Brunswick Road, Brunswick East Vic 3057

Merryn Schmidt  
(03) 9831 3007  
0413 994 597  
merryns@metropros.com.au



 1  1  1

**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 53.1 sqm approx  
**Agent Comments**

**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)

 1  1  1

**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** **Agent Comments**  
(REI)

 1  1  1

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



**315/360 Lygon St BRUNSWICK EAST 3057** **Agent Comments**  
(REI)

 1  1  1

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