

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

34 Thomas Street, Brunswick Vic 3056 Ind Je

Indicative selling price

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

Range between	\$850,000	&	\$900,000

Median sale price

Median price	\$1,024,500	Hou	use X	Unit		Suburb	Brunswick
Period - From	01/10/2018	to	31/12/2018		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	117 Gold St BRUNSWICK 3056	\$925,000	20/09/2018
2	96 Wilson St BRUNSWICK 3056	\$921,000	09/02/2019
3	18 Laura St BRUNSWICK 3056	\$900,000	03/10/2018

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.

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.



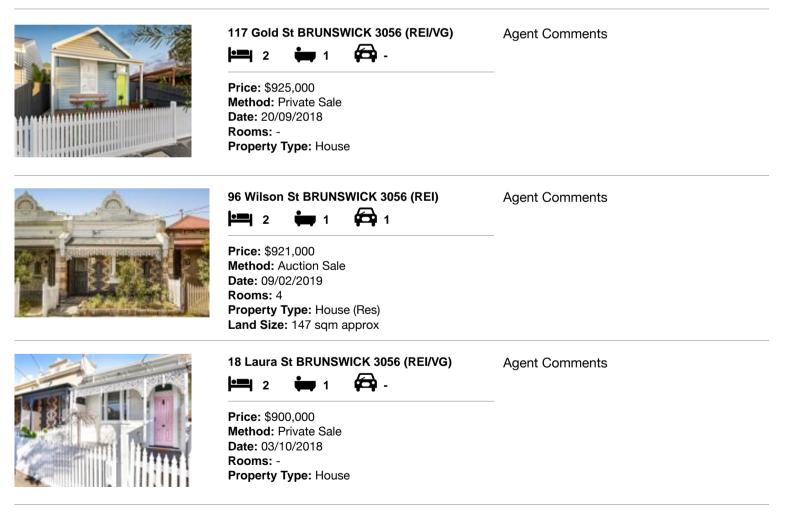




Rooms: Property Type: House Land Size: 231 sqm approx Agent Comments Lachlan Goddard 03 9403 9300 0447 175 417 lachlangoddard@jelliscraig.com.au

Indicative Selling Price \$850,000 - \$900,000 Median House Price December quarter 2018: \$1,024,500

Comparable Properties



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