

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	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.



Rooms:

Property Type: House

Land Size: 231 sqm approx

Agent Comments

Comparable Properties



117 Gold St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$925,000

Method: Private Sale

Date: 20/09/2018

Rooms: -

Property Type: House



96 Wilson St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$921,000

Method: Auction Sale

Date: 09/02/2019

Rooms: 4

Property Type: House (Res)

Land Size: 147 sqm approx



18 Laura St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 03/10/2018

Rooms: -

Property Type: House