

STATEMENT OF INFORMATION

306/24-26 MERRI STREET, BRUNSWICK, VIC 3056

PREPARED BY GRANTHAM REAL ESTATE, 2 GRANTHAM STREET BRUNSWICK WEST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



306/24-26 MERRI STREET, BRUNSWICK,

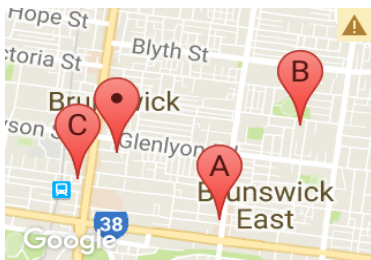
2 2 1

Indicative Selling Price

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

Price Range: \$600,000 to \$650,000

MEDIAN SALE PRICE



BRUNSWICK, VIC, 3056

Suburb Median Sale Price (Unit)

\$499,500

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



69 LYGON ST, BRUNSWICK EAST, VIC 3057

2 2 1

Sale Price

***\$679,000**

Sale Date: 24/07/2017

Distance from Property: 826m



104/55 JOHN ST, BRUNSWICK EAST, VIC 3057

2 2 1

Sale Price

***\$610,000**

Sale Date: 22/07/2017

Distance from Property: 1.2km



112/5 UNION ST, BRUNSWICK, VIC 3056

2 2 1

Sale Price

\$679,000

Sale Date: 25/05/2017

Distance from Property: 318m



This report has been compiled on 01/09/2017 by Grantham Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

306/24-26 MERRI STREET, BRUNSWICK, VIC 3056

Indicative selling price

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

Price Range: \$600,000 to \$650,000

Median sale price

Median price \$499,500

House

Unit

X

Suburb

BRUNSWICK

Period 01 July 2016 to 30 June 2017

Source

pricfinder

Comparable property sales

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
69 LYGON ST, BRUNSWICK EAST, VIC 3057	*\$679,000	24/07/2017
104/55 JOHN ST, BRUNSWICK EAST, VIC 3057	*\$610,000	22/07/2017
112/5 UNION ST, BRUNSWICK, VIC 3056	\$679,000	25/05/2017