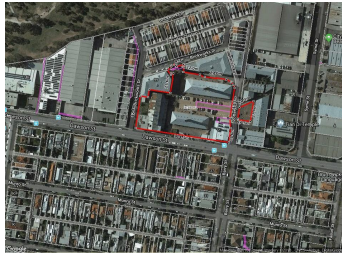


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



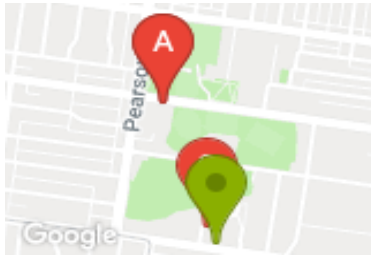
3/80 DAWSON STREET, BRUNSWICK, VIC 1 1 1

Indicative Selling Price

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

Price Range: **370,000 to 390,000**

MEDIAN SALE PRICE



BRUNSWICK, VIC, 3056

Suburb Median Sale Price (Unit)

\$479,000

01 July 2017 to 30 June 2018

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.



207/460 VICTORIA ST, BRUNSWICK, VIC 3056 1 1 1

Sale Price

\$380,000

Sale Date: 28/05/2018

Distance from Property: 530m



207/460 VICTORIA ST, BRUNSWICK, VIC 3056 1 1 1

Sale Price

***\$380,000**

Sale Date: 14/06/2018

Distance from Property: 530m



22/99 BRICKWORKS DR, BRUNSWICK, VIC 1 1 1

Sale Price

***\$390,000**

Sale Date: 07/07/2018

Distance from Property: 69m

This report has been compiled on 01/08/2018 by Grantham Real Estate. Property Data Solutions Pty Ltd 2018 - 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

3/80 DAWSON STREET, BRUNSWICK, VIC

Indicative selling price

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

Price Range: 370,000 to 390,000

Median sale price

Median price \$479,000

House

Unit

X

Suburb

BRUNSWICK

Period 01 July 2017 to 30 June 2018

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
207/460 VICTORIA ST, BRUNSWICK, VIC 3056	\$380,000	28/05/2018
207/460 VICTORIA ST, BRUNSWICK, VIC 3056	*\$380,000	14/06/2018
22/99 BRICKWORKS DR, BRUNSWICK, VIC 3056	*\$390,000	07/07/2018