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Section 47AF of the Estate Agents Act 1980

## COMMERCIAL Offered for Sale

237 Brunswick Street Fitzroy VIC 3065

 2  1  4

## Indicative Selling Price

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

Range between \$1,750,000 & \$1,925,000

## Median Sale Price

\$1,490,000 Commercials in Fitzroy between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

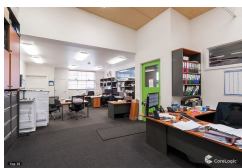


**GROUND FLOOR/345 Brunswick Street Fitzroy VIC 3065**

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Sold Price **\$2,100,000** Sold Date **08-Oct-17**

Distance **0.36km**



**49-53 Bedford Street Collingwood VIC 3066**

 1  1  1

Sold Price **\$1,875,500** Sold Date **14-Jul-17**

Distance **0.6km**



**2/51 Little Smith Street Fitzroy VIC 3065**

 1  1  1

Sold Price **\$2,015,000** Sold Date **28-Apr-18**

Distance **0.75km**

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