

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

| |
|---|
| 2/1a Little Gold Street, Brunswick Vic 3056 |
|---|

Indicative selling price

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

 Single price

| |
|-----------|
| \$900,000 |
|-----------|

Median sale price

 Median price

| |
|-----------|
| \$985,000 |
|-----------|

 House

| |
|---|
| X |
|---|

 Unit

| |
|--|
| |
|--|

 Suburb

| |
|-----------|
| Brunswick |
|-----------|

 Period - From

| |
|------------|
| 01/07/2018 |
|------------|

 to

| |
|------------|
| 30/09/2018 |
|------------|

 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.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 227 Barkly St BRUNSWICK 3056 | \$880,000 | 20/10/2018 |
| 2 | 3/29 Tinning St BRUNSWICK 3056 | \$880,000 | 01/08/2018 |
| 3 | 101/1-3 Dods St BRUNSWICK 3056 | \$870,000 | 07/11/2018 |

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.

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Indicative Selling Price

\$900,000

Median House Price

September quarter 2018: \$985,000


 2
  2
  2
Rooms: Plus Study**Property Type:** House (Res)**Land Size:** 61 sqm approx

Agent Comments

Rare inner city contemporary residence, stunning roof top views, vibrant yet quiet location just 100 metres to Jewell Station, Sydney Road shopping, tram, eateries, Brunswick Baths, Princess Park, close to the city. Accommodation: Intercom entry, impressive living room, dining, Smeg kitchen, 2 bedrooms, WIR/BIR, study, bathroom, 2 WC's, 2 showers, laundry, huge terrace with fabulous views. Features: Polished timber floors, high ceilings, security alarm, 5 star energy rating, remote control lock up garage.

Comparable Properties

**227 Barkly St BRUNSWICK 3056 (REI)**

Agent Comments

 2
  2
  1
Price: \$880,000**Method:** Auction Sale**Date:** 20/10/2018**Rooms:** -**Property Type:** Townhouse (Res)**3/29 Tinning St BRUNSWICK 3056 (VG)**

Agent Comments

 2
  -
  -
Price: \$880,000**Method:** Sale**Date:** 01/08/2018**Rooms:** -**Property Type:** Warehouse**Land Size:** 707 sqm approx**101/1-3 Dods St BRUNSWICK 3056 (REI)**

Agent Comments

 2
  1
  1
Price: \$870,000**Method:** Sold Before Auction**Date:** 07/11/2018**Rooms:** 4**Property Type:** Apartment