

## 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

1/452 Brunswick Road, Brunswick West Vic 3055

#### Indicative selling price

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

Range between

\$750,000

&

\$790,000

#### Median sale price

Median price

\$500,000

House

Unit

X

Suburb

Brunswick West

Period - From

01/10/2018

to

31/12/2018

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	27 Davies St MOONEE PONDS 3039	\$780,000	06/10/2018
2	51 Eastwood St KENSINGTON 3031	\$771,000	19/10/2018
3	2/417 Brunswick Rd BRUNSWICK WEST 3055	\$755,000	08/12/2018

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:** Townhouse

**Agent Comments**

## Comparable Properties



**27 Davies St MOONEE PONDS 3039 (REI/VG)** Agent Comments



**Price:** \$780,000

**Method:** Auction Sale

**Date:** 06/10/2018

**Rooms:** 3

**Property Type:** Townhouse (Res)

**Land Size:** 125 sqm approx



**51 Eastwood St KENSINGTON 3031 (REI/VG)** Agent Comments



**Price:** \$771,000

**Method:** Private Sale

**Date:** 19/10/2018

**Rooms:** -

**Property Type:** Townhouse (Single)

**Land Size:** 142 sqm approx



**2/417 Brunswick Rd BRUNSWICK WEST 3055 (REI)** Agent Comments



**Price:** \$755,000

**Method:** Auction Sale

**Date:** 08/12/2018

**Rooms:** 4

**Property Type:** Townhouse (Res)