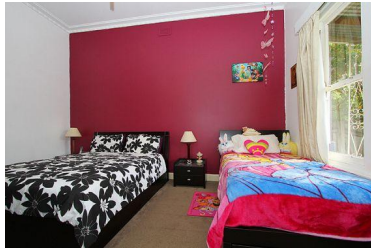


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



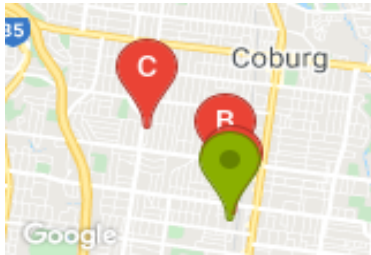
22 FREDERICK STREET, BRUNSWICK, VIC 3 1 2

Indicative Selling Price

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

Price Range: **\$1,050,000 to \$1,120,000**

MEDIAN SALE PRICE



BRUNSWICK, VIC, 3056

Suburb Median Sale Price (House)

\$1,024,000

01 January 2019 to 31 December 2019

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.



32 FREDERICK ST, BRUNSWICK, VIC 3056

4 1 -

Sale Price

***\$1,080,000**

Sale Date: 29/02/2020

Distance from Property: 65m



45 MURDOCK ST, BRUNSWICK, VIC 3056

3 1 2

Sale Price

\$1,110,000

Sale Date: 09/11/2019

Distance from Property: 529m



33 DEVON AVE, COBURG, VIC 3058

3 1 1

Sale Price

\$1,112,000

Sale Date: 05/10/2019

Distance from Property: 1.7km



This report has been compiled on 11/03/2020 by Grantham Real Estate. Property Data Solutions Pty Ltd 2020 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

22 FREDERICK STREET, BRUNSWICK, VIC 3056

Indicative selling price

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

Price Range:

\$1,050,000 to \$1,120,000

Median sale price

Median price

\$1,024,000

Property type

House

Suburb

BRUNSWICK

Period

01 January 2019 to 31 December 2019

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

32 FREDERICK ST, BRUNSWICK, VIC 3056	*\$1,080,000	29/02/2020
45 MURDOCK ST, BRUNSWICK, VIC 3056	\$1,110,000	09/11/2019
33 DEVON AVE, COBURG, VIC 3058	\$1,112,000	05/10/2019

This Statement of Information was prepared

11/03/2020