

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
37 Brunswick Street, Fitzroy Vic 3065**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,750,000 & \$3,000,000

Median sale price

Median price \$1,517,500 House X Unit Suburb Fitzroy

Period - From 01/10/2017 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		
2		
3		

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: House
Land Size: 312.801 sqm approx
Agent Comments

Indicative Selling Price
\$2,750,000 - \$3,000,000
Median House Price
Year ending September 2018: \$1,517,500

Comparable Properties



96 Drummond St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$3,205,000
Method: Private Sale
Date: 05/05/2018
Rooms: 9
Property Type: House (Res)
Land Size: 248 sqm approx

5 Royal Pde PARKVILLE 3052 (REI/VG)

Agent Comments



Price: \$2,898,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: House (Res)

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.