

## 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

202/10 Charles Street, Brunswick Vic 3056

#### Indicative selling price

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

Range between

\$455,000

&

\$500,000

#### Median sale price

Median price

\$515,000

House

Unit

X

Suburb

Brunswick

Period - From

01/01/2018

to

31/03/2018

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	205/459 Royal Pde PARKVILLE 3052	\$483,500	28/04/2018
2	209/3-5 Union St BRUNSWICK 3056	\$465,000	17/05/2018
3	5/170 Barkly St BRUNSWICK 3056	\$465,000	08/12/2017

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:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$455,000 - \$500,000

**Median Unit Price**

March quarter 2018: \$515,000

## Comparable Properties



**205/459 Royal Pde PARKVILLE 3052 (REI)**

**Agent Comments**



**Price:** \$483,500

**Method:** Private Sale

**Date:** 28/04/2018

**Rooms:** 2

**Property Type:** Apartment



**209/3-5 Union St BRUNSWICK 3056 (REI)**

**Agent Comments**



**Price:** \$465,000

**Method:** Private Sale

**Date:** 17/05/2018

**Rooms:** -

**Property Type:** Apartment



**5/170 Barkly St BRUNSWICK 3056 (REI)**

**Agent Comments**



**Price:** \$465,000

**Method:** Private Sale

**Date:** 08/12/2017

**Rooms:** -

**Property Type:** Apartment