

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 506/1c Michael Street, Brunswick Vic 3056

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$525,000 House Unit X Suburb Brunswick

Period - From 01/04/2018 to 31/03/2019 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	305/50 Victoria St BRUNSWICK EAST 3057	\$425,000	26/03/2019
2	4/230 Lygon St BRUNSWICK EAST 3057	\$415,000	05/02/2019
3	22/283 Royal Pde PARKVILLE 3052	\$415,000	25/02/2019

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
(Single)

Agent Comments

Comparable Properties



305/50 Victoria St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 26/03/2019

Rooms: -

Property Type: Apartment



4/230 Lygon St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 05/02/2019

Rooms: -

Property Type: Apartment



22/283 Royal Pde PARKVILLE 3052 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 25/02/2019

Rooms: 3

Property Type: Apartment