

# 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 305/1 Brunswick Road, Brunswick East, VIC 3057

### Indicative selling price

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

Price Range

\$410,000

&

\$430,000

### Median sale price

Median price

\$500,000

Property Type

House

Suburb

Brunswick East (3057)

Period - From

14/05/2017

to

14/05/2018

Source

REIV

### Comparable property sales

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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
2/20 LYNDHURST CRESCENT, BRUNSWICK EAST VIC 3057	\$550,000	09/03/2018
401/29 NICHOLSON STREET, BRUNSWICK EAST VIC 3057	\$536,000	21/02/2018
509/1 BRUNSWICK ROAD, BRUNSWICK EAST VIC 3057	\$515,000	07/02/2018

This Statement of Information was prepared on: 03/02/2020