

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 63B Hunter Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,208,750 House Unit Suburb Brunswick West

Period - From 01/04/2017 to 31/03/2018 Source REIV

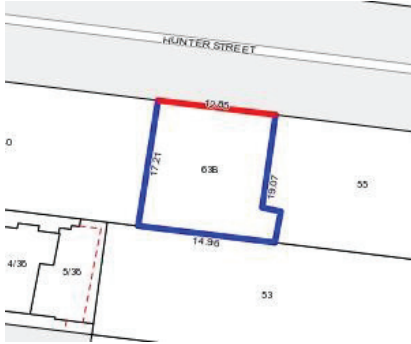
Comparable property sales (*Delete A or B below as applicable)

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	68 Saunders St COBURG 3058	\$1,100,000	22/12/2017
2	101 Wilson St BRUNSWICK 3056	\$1,090,000	05/04/2018
3	24 Murdock St BRUNSWICK 3056	\$1,050,000	09/01/2018

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: 231 approx sqm
approx

Agent Comments

Comparable Properties



68 Saunders St COBURG 3058 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 22/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 408 sqm approx



101 Wilson St BRUNSWICK 3056 (VG)

Agent Comments



Price: \$1,090,000

Method: Sale

Date: 05/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 213 sqm approx



24 Murdock St BRUNSWICK 3056 (VG)

Agent Comments



Price: \$1,050,000

Method: Sale

Date: 09/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 293 sqm approx