

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 218 / 300 Victoria street, Brunswick VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$*560,000 & \$580,000

Median sale price

(*Delete house or unit as applicable)

Median price \$507,507 *House *Unit x Suburb Brunswick

Period - From 11/2017 to 11/2018 Source Realestate.com.au

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
1 310/34 Union street, Brunswick VIC 3056	\$600,000	10 Nov 2018
2 613/1 Lygon street, Brunswick VIC 3056	\$535,000	02 Nov 2018
3 209/201 Albert street, Brunswick VIC 3056	\$612,000	22 Oct 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.