

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

Single price \$788,500

Median sale price

Median price \$756,000 House Unit X Suburb or locality Brunswick West

Period - From October 2018 to October 2018 Source realestate.com.au

Comparable property sales

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. 3/6 Bent Street, Brunswick West VIC 3055 (450m)	\$720,000	07 Aug 2018
2. 7/1 Balfe Crescent, Brunswick West VIC 3055 (1.4km)	\$630,000	23 Jun 2018
3. 1/17 Cumming Street, Brunswick West VIC 3055 (400m)	\$695,000	19 May 2018