

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 31-33 Stewart St, Brunswick & 12-24 Hardy St, Brunswick

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2 Bath, 1 Car	\$865,000	Or range between			
3 bed, 3 bath, 1 Car	1,105,000	Or range between			
3 Bed 3 Bath, 1 Car	1,140,000	Or range between			
3 Bed, 3 Bath, 1 Car	1,400,000	Or range between			

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$1,162,500 Suburb Brunswick

Period - From 24 January 2018 To 24 July 2018 Source CoreLogic

Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, 1 Car	11/5 Evans St, Brunswick	\$865,000	21/04/2018
2 Bed, 2 Bath, 1 Car	67 Amelia St, Brunswick	\$850,000	12/03/2018

THREE SIXTY°

PROPERTY GROUP

	Address of comparable unit	Price	Date of sale
3 Bed, 3 Bath, 1 Car	19/230 Albert St, Brunswick	\$1,100,000	30/06/2018
3 Bed, 3 Bath, 1 Car	79 Victoria St, Brunswick	\$1,075,000	16/06/2018
3 Bed, 3 Bath, 1 Car	14/72 Tinning St, Brunswick	\$1,160,000	21/05/2018

THREE SIXTY°

PROPERTY GROUP