

## 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	224 Hope Street, Brunswick West Vic 3055
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#### Indicative selling price

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

Single price

#### Median sale price

Median price	<input type="text" value="\$1,204,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Brunswick West"/>
Period - From	<input type="text" value="01/04/2017"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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	11 Culloden St BRUNSWICK WEST 3055	\$1,450,000	19/08/2017
2	32 Holloway Rd BRUNSWICK 3056	\$1,405,000	18/05/2017
3	12 Wales St BRUNSWICK WEST 3055	\$1,363,000	18/09/2017

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.



4   3   2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 469 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000  
**Median House Price**  
June quarter 2017: \$1,204,000

## Comparable Properties



11 Culloden St BRUNSWICK WEST 3055 (REI) **Agent Comments**

5   3   1

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 470 sqm approx



32 Holloway Rd BRUNSWICK 3056 (REI) **Agent Comments**

3   2   2

**Price:** \$1,405,000  
**Method:** Sold Before Auction  
**Date:** 18/05/2017  
**Rooms:** -  
**Property Type:** House (Res)



12 Wales St BRUNSWICK WEST 3055 (REI) **Agent Comments**

4   1   2

**Price:** \$1,363,000  
**Method:** Sold Before Auction  
**Date:** 18/09/2017  
**Rooms:** -  
**Property Type:** House (Res)