

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

6 Burnell 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

\$1,200,000

House

X

Unit

Suburb

Brunswick West

Period - From

01/01/2017

to

31/12/2017

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	38 Gordon St COBURG 3058	\$1,120,000	06/09/2017
2	20 Owen St BRUNSWICK WEST 3055	\$1,080,000	13/12/2017
3	4 Jamieson St COBURG 3058	\$1,070,000	19/08/2017

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.



3 1 2

Rooms:
Property Type: House (Res)
Land Size: 318 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2017: \$1,200,000

Comparable Properties



38 Gordon St COBURG 3058 (REI)

Agent Comments

4 1 1

Price: \$1,120,000
Method: Private Sale
Date: 06/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 452 sqm approx



20 Owen St BRUNSWICK WEST 3055 (REI)

Agent Comments

3 1 -

Price: \$1,080,000
Method: Private Sale
Date: 13/12/2017
Rooms: -
Property Type: House (Res)



4 Jamieson St COBURG 3058 (REI)

Agent Comments

3 1 1

Price: \$1,070,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 392 sqm approx