

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for Sale

Address Including suburb and postcode

223/8 Lygon Street, Brunswick East VIC 3057

### Indicative selling price

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

Single price

\$

or range between

\$ 400,000

&

\$ 450,000

### Median sale price

Median price

\$ 570,000

\*House

\*unit

Suburb  
or locality

BRUNSWICK EAST

Period - From

2017 Q1

to

2017 Q2

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 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. 1/6 Methven Street, Brunswick East | \$ 463,000 | 02/09/2017   |
| 2. 22 Barkly Street, Brunswick East   | \$ 417,000 | 09/05/2017   |
| 3.                                    | \$         |              |

OR

**B\*** **Either** 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\*.

**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.