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: 73/108 Union Street, Brunswick VIC 3053

Indicative selling price

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

Single price $ 460,000 or range between $ & $

Median sale price

Median price $ 541,000 *House *unit X Suburb or locality Brunswick

Period - From JUN 2016 to JUN 2017 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. 3/93-95 Holmes Street, Brunswick	$ 495,000	08/07/2017
2. 106/12-32 Lux Way, Brunswick	$ 460,000	08/07/2017
3. 405/20 Breese Street, Brunswick	$ 495,000	17/06/2017

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*.