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	1 Egginton Street, Brunswick West Vic 3055

Indicative selling price

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

Range between	$1,050,000	&	$1,155,000

Median sale price

Median price	$1,038,000	House	X	Suburb	Brunswick West
Period - From	01/04/2016	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
391 Brunswick Rd BRUNSWICK 3056	$1,135,000	11/03/2017
209 Union St BRUNSWICK WEST 3055	$1,075,000	27/05/2017
212 Reynard St COBURG 3058	$1,075,000	25/02/2017

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.