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	2/93 Weston Street Brunswick VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$999,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$996,500	Property type	Other	Suburb	Brunswick
Period-from	01 Dec 2018	to	30 Nov 2019	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

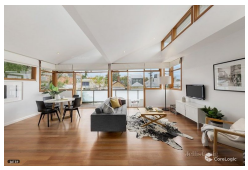
Address of comparable property	Price	Date of sale
1/14 Oconnor Street Brunswick East VIC 3057	$918,000	29-Jun-19
1/150 Barkly Street Fitzroy North VIC 3068	$920,000	22-Jun-19
3/28 Reid Street Fitzroy North VIC 3068	$1,220,000	14-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 02 December 2019

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1/14 Oconnor Street Brunswick East VIC 3057

2 2 1

Sold Price **$918,000** Sold Date **29-Jun-19**

Distance **0.44km**



1/150 Barkly Street Fitzroy North VIC 3068

2 1 1

Sold Price **$920,000** Sold Date **22-Jun-19**

Distance **1.48km**



3/28 Reid Street Fitzroy North VIC 3068

2 2 2

Sold Price **$1,220,000** Sold Date **14-Sep-19**

Distance **1.5km**

RS = Recent sale **UN** = Undisclosed Sale

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