

## 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

30 Cornwall Street, Brunswick West Vic 3055

#### Indicative selling price

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

Single price \$1,400,000

#### Median sale price

Median price \$1,160,000

House

X

Unit

Suburb Brunswick West

Period - From 01/07/2018

to 30/09/2018

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	43 Everett St BRUNSWICK WEST 3055	\$1,460,000	22/09/2018
2	44 Marks St COBURG 3058	\$1,405,000	13/10/2018
3	10 Straw St BRUNSWICK WEST 3055	\$1,379,000	01/11/2018

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.



4   3   1

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 399 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,400,000  
**Median House Price**  
September quarter 2018: \$1,160,000

## Comparable Properties



**43 Everett St BRUNSWICK WEST 3055 (REI)**   [Agent Comments](#)

4   2   2

**Price:** \$1,460,000  
**Method:** Auction Sale  
**Date:** 22/09/2018  
**Rooms:** -  
**Property Type:** House (Res)



**44 Marks St COBURG 3058 (REI)**   [Agent Comments](#)

4   2   2

**Price:** \$1,405,000  
**Method:** Auction Sale  
**Date:** 13/10/2018  
**Rooms:** -  
**Property Type:** House (Res)



**10 Straw St BRUNSWICK WEST 3055 (REI)**   [Agent Comments](#)

4   2   2

**Price:** \$1,379,000  
**Method:** Sold Before Auction  
**Date:** 01/11/2018  
**Rooms:** -  
**Property Type:** House (Res)