

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

87 Brunswick Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,440,000

House

X

Unit

Suburb Fitzroy

Period - From 01/04/2018

to

31/03/2019

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	262 Johnston St ABBOTSFORD 3067	\$1,150,000	06/12/2018
2	1157 Hoddle St EAST MELBOURNE 3002	\$1,050,000	22/02/2019
3	257 Nicholson St CARLTON 3053	\$1,005,000	10/11/2018

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.

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending March 2019: \$1,440,000

**Rooms:** 5**Property Type:** House**Agent Comments**

"Much admired as an iconic and evocative highlight of the vibrant Brunswick Street fabric, the magnificent façade of this 2-level Victorian shopfront reveals a rare city-fringe opportunity to suit a range of uses (STCA). The prominent profile is perfectly engaging and inviting with its large gilded windows and ornate wrought iron detail preceding impressive, versatile space of 5 principal rooms and easy rear ROW."

Comparable Properties

**262 Johnston St ABBOTSFORD 3067 (VG)****Agent Comments****Price:** \$1,150,000**Method:** Sale**Date:** 06/12/2018**Rooms:** -**Property Type:** Retail - Mixed Use (Unspecified)**Land Size:** 196 sqm approx**1157 Hoddle St EAST MELBOURNE 3002 (REI/VG)****Agent Comments****Price:** \$1,050,000**Method:** Private Sale**Date:** 22/02/2019**Rooms:** 3**Property Type:** House**Land Size:** 135 sqm approx**257 Nicholson St CARLTON 3053 (REI/VG)****Agent Comments****Price:** \$1,005,000**Method:** Auction Sale**Date:** 10/11/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 143 sqm approx