



Statement of Information

Section 47AF of the Estate Agents Act 1980

D208/42 Hutchinson Road East Brunswick VIC 3057

Indicative selling price

\$545,000 - \$555,000

Median Unit sale price in Fitzroy North from 1st November 2017 to 31st October 2018

\$521,000

Source: CoreLogic

Comparable Property Sales

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	Property Type	Sold Price	Sold Date
D2/42 Hutchinson Street, Brunswick East	2 Bed 2 Bath 1 Car	\$585,000	13/09/18
D301/42 Hutchinson Street, Brunswick East	2 Bed 2 Bath 1 Car	\$748,500	02/08/18
304/92-96 Albert Street, Brunswick East	2 Bed 2 Bath 1 Car	\$550,000	22/09/18

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