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

107/80 Dawson Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$580,000		&		\$620,000					
Median sale pr	rice									
Median price	\$625,000	Pro	operty Type	Unit			Suburb	Brunswick		
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	104/54-84 Percy St BRUNSWICK 3056	\$650,000	23/01/2025
2	3/180 Union St BRUNSWICK WEST 3055	\$610,000	29/10/2024
3	3/230 Lygon St BRUNSWICK EAST 3057	\$660,000	25/10/2024

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.

This Statement of Information was prepared on:

05/02/2025 12:37



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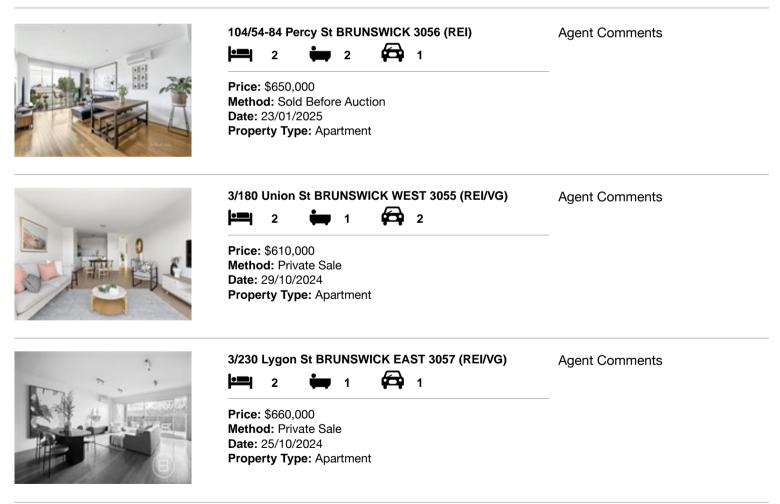




Property Type: Apartment Agent Comments

Indicative Selling Price \$580,000 - \$620,000 Median Unit Price December quarter 2024: \$625,000

Comparable Properties



Account - Whitefox Real Estate | P: 96459699



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