

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

608/1C MICHAEL 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

\$655,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2022

to

31 May 2023

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

18/20 UNION STREET BRUNSWICK VIC 3056	\$650,000	08-Nov-22
6/21-31 ST PHILLIP STREET BRUNSWICK EAST VIC 3057	\$680,000	09-May-23
33/195-197 LYGON STREET BRUNSWICK EAST VIC 3057	\$655,000	03-Apr-23

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: 14 June 2023

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18/20 UNION STREET BRUNSWICK VIC 3056 Sold Price **\$650,000** Sold Date **08-Nov-22**

 2  1  1

Distance **0.14km**



6/21-31 ST PHILLIP STREET BRUNSWICK EAST VIC 3057 Sold Price ^{RS} **\$680,000** Sold Date **09-May-23**

 2  1  1

Distance **1.11km**



33/195-197 LYGON STREET BRUNSWICK EAST VIC 3057 Sold Price **\$655,000** Sold Date **03-Apr-23**

 2  1  2

Distance **0.92km**

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

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