

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

304/6 Gamble Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$670,000

&

\$730,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Brunswick East

Period - From

01/04/2021

to

30/06/2021

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	330/4 Bik La FITZROY NORTH 3068	\$735,000	03/07/2021
2	10/389 Lygon St BRUNSWICK EAST 3057	\$715,000	15/05/2021
3	5/22 Barkly St BRUNSWICK EAST 3057	\$695,000	26/06/2021

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:

28/09/2021 12:18

304/6 Gamble Street, Brunswick East Vic 3057

Lisa Roberts
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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$670,000 - \$730,000

Median Unit Price

June quarter 2021: \$600,000

Comparable Properties



330/4 Bik La FITZROY NORTH 3068 (REI/VG)

Agent Comments

2 2 1

Price: \$735,000

Method: Auction Sale

Date: 03/07/2021

Property Type: Unit



10/389 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 2 1

Price: \$715,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Apartment



5/22 Barkly St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 2 1

Price: \$695,000

Method: Private Sale

Date: 26/06/2021

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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