# 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

29/159 Union Street, Brunswick West Vic 3055

## Indicative selling price

For the meaning of this		

Single price \$500,000

#### Median sale price

Median price	\$547,000	Pro	perty Type Uni	t		Suburb	Brunswick West
Period - From	01/01/2021	to	31/03/2021	Soι	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.

Ade	dress of comparable property	Price	Date of sale
1	3/12 Passfield St BRUNSWICK WEST 3055	\$440,000	31/05/2021
2	1/96 Flemington Rd PARKVILLE 3052	\$499,000	07/05/2021
3	11/444 Albion St BRUNSWICK WEST 3055	\$503,000	12/02/2021

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:

09/07/2021 10:59









Property Type: Apartment Agent Comments Nick Roper 8415 6100 0449 677 344 nickroper@jelliscraig.com.au

Indicative Selling Price \$500,000 Median Unit Price March quarter 2021: \$547,000

# **Comparable Properties**









Price: \$440,000 Method: Private Sale Date: 31/05/2021 Property Type: Apartment

1/96 Flemington Rd PARKVILLE 3052 (REI/VG) Agent Comments



Price: \$499,000 Method: Private Sale Date: 07/05/2021 Property Type: Apartment



11/444 Albion St BRUNSWICK WEST 3055 (REI/VG)



Price: \$503,000 Method: Sold Before Auction Date: 12/02/2021 Property Type: Apartment Agent Comments

Agent Comments

Account - Jellis Craig





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.