

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

112/10 Pottery Court, Brunswick Vic 3056

Indicative selling price

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

Range between

\$330,000

&

\$360,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Brunswick

Period - From

20/11/2023

to

19/11/2024

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	7/35 Staley St BRUNSWICK 3056	\$355,100	26/09/2024
2	2/39 Murray St BRUNSWICK WEST 3055	\$335,000	02/09/2024
3	9/13 Peacock St BRUNSWICK WEST 3055	\$333,000	19/08/2024

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:

20/11/2024 16:21



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

20/11/2023 - 19/11/2024: \$550,000

Comparable Properties



7/35 Staley St BRUNSWICK 3056 (REI)

Agent Comments

 1  1  1

Price: \$355,100

Method: Private Sale

Date: 26/09/2024

Property Type: Apartment



2/39 Murray St BRUNSWICK WEST 3055 (VG)

Agent Comments

 1  -  -

Price: \$335,000

Method: Sale

Date: 02/09/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



9/13 Peacock St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

 1  1  1

Price: \$333,000

Method: Private Sale

Date: 19/08/2024

Property Type: Unit

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655