

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

92/108 Union Street, Brunswick Vic 3056

Indicative selling price

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

Single price

\$462,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Brunswick

Period - From

25/11/2021

to

24/11/2022

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	51/108-124 Union St BRUNSWICK 3056	\$520,000	17/10/2022
2	65/108-124 Union St BRUNSWICK 3056	\$505,000	06/10/2022
3	90/108-124 Union St BRUNSWICK 3056	\$490,000	28/05/2022

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:

25/11/2022 14:51



 2  1  1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$462,000

Median Unit Price

25/11/2021 - 24/11/2022: \$580,000

Comparable Properties



51/108-124 Union St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

Price: \$520,000

Method: Private Sale

Date: 17/10/2022

Property Type: Apartment



65/108-124 Union St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

Price: \$505,000

Method: Private Sale

Date: 06/10/2022

Property Type: Apartment



90/108-124 Union St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

Price: \$490,000

Method: Sold Before Auction

Date: 28/05/2022

Property Type: Apartment