

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

1 MINNIE 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

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Brunswick

Period-from

01 Jun 2021

to

31 May 2022

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

4 LYDIA STREET BRUNSWICK VIC 3056	\$1,300,000	11-Dec-21
45 EWING STREET BRUNSWICK VIC 3056	\$1,205,000	27-Feb-21
69 GLENLYON ROAD BRUNSWICK VIC 3056	\$1,285,000	08-Mar-21

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: 06 June 2022

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**4 LYDIA STREET BRUNSWICK VIC 3056**

Sold Price

\$1,300,000

Sold Date

11-Dec-21 3 1 2

Distance

0.3km**45 EWING STREET BRUNSWICK VIC 3056**

Sold Price

\$1,205,000

Sold Date

27-Feb-21 3 1 1

Distance

0.14km**69 GLENLYON ROAD BRUNSWICK VIC 3056**

Sold Price

\$1,285,000

Sold Date

08-Mar-21 3 2 1

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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