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

504/211 Sydney Road, Brunswick Vic 3056

Indicative selling price

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Single price \$960,000

Median sale price

Median price	\$602,000	Pro	operty Type Unit	:	Subi	burb Brunswick
Period - From	01/01/2021	to	31/03/2021	Sou	rce REIV	v

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.

Add	dress of comparable property	Price	Date of sale
1	407/8 Lygon St BRUNSWICK EAST 3057	\$1,000,000	24/02/2021
2	3/3 Miller St FITZROY NORTH 3068	\$980,000	19/12/2020
3	2/142a Mitchell St BRUNSWICK EAST 3057	\$940,000	28/11/2020

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:

24/05/2021 15:35



Lisa Roberts 03 9347 1170 0413 265 362 lisa.roberts@belleproperty.com



Property Type: Sustainable apartment Land Size: 138 sqm including balcony sqm approx Agent Comments Indicative Selling Price \$960,000 Median Unit Price March guarter 2021: \$602,000

Comparable Properties



407/8 Lygon St BRUNSWICK EAST 3057 (REI/VG)

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Price: \$1,000,000 Method: Sold Before Auction Date: 24/02/2021 Property Type: Apartment

3/3 Miller St FITZROY NORTH 3068 (REI/VG) Agent Comments

Agent Comments



Price: \$980,000 Method: Private Sale

Date: 19/12/2020 Property Type: Apartment

2/142a Mitchell St BRUNSWICK EAST 3057 Agent Comments (VG)

Price: \$940,000 Method: Sale Date: 28/11/2020 Property Type: Strata Unit/Flat

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





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.