

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

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

Single price

\$960,000

Median sale price

Median price

\$602,000

Property Type

Unit

Suburb

Brunswick

Period - From

01/01/2021

to

31/03/2021

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	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

504/211 Sydney Road, Brunswick Vic 3056

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Property Type: Sustainable apartment
Land Size: 138 sqm including balcony sqm approx
Agent Comments

Indicative Selling Price
\$960,000
Median Unit Price
March quarter 2021: \$602,000

Comparable Properties



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

Agent Comments



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



Price: \$980,000
Method: Private Sale
Date: 19/12/2020
Property Type: Apartment

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

Agent Comments



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