

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

108/6-8 GAMBLE STREET BRUNSWICK EAST VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Feb 2023

to

31 Jan 2024

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

316/240-250 LYGON STREET BRUNSWICK EAST VIC 3057	\$452,000	13-Oct-23
322/24 BARKLY STREET BRUNSWICK EAST VIC 3057	\$415,000	10-Nov-23
423/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$402,000	26-Oct-23

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: 17 February 2024



**316/240-250 LYGON STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price **\$452,000** Sold Date **13-Oct-23**

Distance **0.58km**

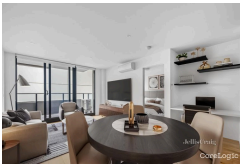


**322/24 BARKLY STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price **\$415,000** Sold Date **10-Nov-23**

Distance **0.61km**



**423/22 BARKLY STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price **\$402,000** Sold Date **26-Oct-23**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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