

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

109/776 SYDNEY ROAD 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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,375,000

Property type

House

Suburb

Brunswick

Period-from

01 Dec 2021

to

30 Nov 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

110/776 SYDNEY ROAD BRUNSWICK VIC 3056	\$600,000	25-Aug-22
2/844-846 SYDNEY ROAD BRUNSWICK VIC 3056	\$609,999	29-Jun-22
6/200 ALBION STREET BRUNSWICK VIC 3056	\$605,000	30-Jun-22

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: 15 December 2022

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**110/776 SYDNEY ROAD
BRUNSWICK VIC 3056**

2 2 1

Sold Price **\$600,000** Sold Date **25-Aug-22**

Distance **0km**



**2/844-846 SYDNEY ROAD
BRUNSWICK VIC 3056**

2 1 1

Sold Price **\$609,999** Sold Date **29-Jun-22**

Distance **0.23km**



**6/200 ALBION STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price **\$605,000** Sold Date **30-Jun-22**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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