

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

503/812 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,250

Property type

Unit

Suburb

Brunswick

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

305/812 SYDNEY ROAD BRUNSWICK VIC 3056	\$555,250	12-Jul-24
6/272-276 ALBERT STREET BRUNSWICK VIC 3056	\$596,000	30-Sep-24
711/240-250 LYGON STREET BRUNSWICK EAST VIC 3057	\$570,000	08-Nov-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 15 November 2024



**305/812 SYDNEY ROAD
BRUNSWICK VIC 3056**

2 2 -

Sold Price **\$555,250** Sold Date **12-Jul-24**

Distance **0km**



**6/272-276 ALBERT STREET
BRUNSWICK VIC 3056**

2 2 1

Sold Price ^{RS} **\$596,000** ^{UN} Sold Date **30-Sep-24**

Distance **1.25km**



**711/240-250 LYGON STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price ^{RS} **\$570,000** Sold Date **08-Nov-24**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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