

# 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

106/8 Pottery Court, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$575,000

&

\$632,500

### Median sale price

Median price \$595,500

Property Type Unit

Suburb Brunswick

Period - From 01/04/2021

to 30/06/2021

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	109/8 Pottery Ct BRUNSWICK 3056	\$620,000	08/05/2021
2	106/80 Dawson St BRUNSWICK 3056	\$595,000	05/05/2021
3	6/69 Melville Rd BRUNSWICK WEST 3055	\$617,000	18/02/2021

**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:

16/07/2021 11:13

106/8 Pottery Court, Brunswick Vic 3056

Lisa Roberts  
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2 2 1

**Property Type:** Townhouse  
apartment

Agent Comments

**Indicative Selling Price**

\$575,000 - \$632,500

**Median Unit Price**

June quarter 2021: \$595,500

## Comparable Properties



**109/8 Pottery Ct BRUNSWICK 3056 (REI)**

Agent Comments

2 2 1

**Price:** \$620,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** Apartment



**106/80 Dawson St BRUNSWICK 3056 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 05/05/2021

**Property Type:** Apartment



**6/69 Melville Rd BRUNSWICK WEST 3055 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$617,000

**Method:** Sold Before Auction

**Date:** 18/02/2021

**Property Type:** Townhouse (Res)

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