

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

2/22 Blyth Street 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

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2019

to

31 Dec 2019

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

2/49 De Carle Street Brunswick VIC 3056	\$475,000	23-Aug-19
3/6 Pottery Court Brunswick VIC 3056	\$510,000	14-Sep-19
1/51 Union Street Brunswick VIC 3056	\$530,000	03-Jul-19

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 January 2020



2/49 De Carle Street Brunswick VIC 3056 Sold Price **\$475,000** Sold Date **23-Aug-19**

 2  1  1

Distance **0.72km**



3/6 Pottery Court Brunswick VIC 3056 Sold Price **\$510,000** Sold Date **14-Sep-19**

 2  1  1

Distance **1.09km**



1/51 Union Street Brunswick VIC 3056 Sold Price **\$530,000** Sold Date **03-Jul-19**

 2  1  1

Distance **1.14km**

RS = Recent sale **UN** = Undisclosed Sale

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