

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

504/1 BRUNSWICK ROAD 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

\$305,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jan 2023

to

31 Dec 2023

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

206/1 BRUNSWICK ROAD BRUNSWICK EAST VIC 3057	\$325,000	06-Oct-23
313/1 BRUNSWICK ROAD BRUNSWICK EAST VIC 3057	\$313,000	28-Dec-23
103/91-93 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$315,000	18-Dec-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: 09 January 2024

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**206/1 BRUNSWICK ROAD
 BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price **\$325,000** Sold Date **06-Oct-23**

Distance **0.03km**



**313/1 BRUNSWICK ROAD
 BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price ^{RS} **\$313,000** ^{UN} Sold Date **28-Dec-23**

Distance **0.03km**



**103/91-93 NICHOLSON STREET
 BRUNSWICK EAST VIC 3057**

 1  1  -

Sold Price ^{RS} **\$315,000** Sold Date **18-Dec-23**

Distance **0.47km**

RS = Recent sale UN = Undisclosed Sale

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