

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

605/812 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

or range
between

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jul 2022

to

30 Jun 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

603/812 SYDNEY ROAD BRUNSWICK VIC 3056	\$405,000	01-May-23
401/800 SYDNEY ROAD BRUNSWICK VIC 3056	\$400,500	14-Apr-23
504/33-35 BREESE STREET BRUNSWICK VIC 3056	\$423,000	11-Mar-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: 31 July 2023



**603/812 SYDNEY ROAD
BRUNSWICK VIC 3056**

 1  1  1

Sold Price **\$405,000** Sold Date **01-May-23**

Distance **0km**

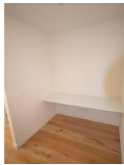


**401/800 SYDNEY ROAD
BRUNSWICK VIC 3056**

 1  1  1

Sold Price **\$400,500** Sold Date **14-Apr-23**

Distance **0.05km**



**504/33-35 BREESE STREET
BRUNSWICK VIC 3056**

 1  1  1

Sold Price **\$423,000** Sold Date **11-Mar-23**

Distance **0.55km**

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

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