

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

201/213-219 Brunswick Road, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$399,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Brunswick

Period - From

01/10/2023

to

30/09/2024

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	5/202 The Avenue PARKVILLE 3052	\$400,000	12/11/2024
2	324/22 Barkly St BRUNSWICK EAST 3057	\$420,000	07/11/2024
3	109/24 Barkly St BRUNSWICK EAST 3057	\$410,000	30/10/2024

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:

07/12/2024 09:44



Property Type:
Agent Comments

Indicative Selling Price
\$399,000
Median Unit Price
Year ending September 2024: \$590,000

Comparable Properties



5/202 The Avenue PARKVILLE 3052 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 12/11/2024
Property Type: Apartment



324/22 Barkly St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 07/11/2024
Property Type: Apartment



109/24 Barkly St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$410,000
Method: Auction Sale
Date: 30/10/2024
Property Type: Apartment

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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