

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

7/1 Gumbri Place 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2020

to

31 Mar 2021

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

2/23 Fitzgibbon Avenue Brunswick West VIC 3055	\$385,000	15-Jan-21
15/841 Park Street Brunswick VIC 3056	\$378,000	02-Dec-20
10/285 Brunswick Road Brunswick VIC 3056	\$399,000	23-Jan-21

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: 22 April 2021

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**2/23 Fitzgibbon Avenue Brunswick West VIC 3055** 1  1  1

Sold Price

\$385,000

Sold Date

15-Jan-21

Distance

0.59km**15/841 Park Street Brunswick VIC 3056** 1  1  1

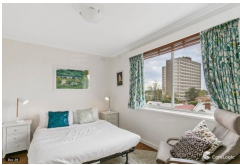
Sold Price

\$378,000

Sold Date

02-Dec-20

Distance

0.81km**10/285 Brunswick Road Brunswick VIC 3056** 1  1  1

Sold Price

^{RS} **\$399,000**

Sold Date

23-Jan-21

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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