

## 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

8/195 Brunswick Road Brunswick VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/306 Barkly Street Brunswick VIC 3056	\$668,500	17-Mar-21
106/27 Wilson Avenue Brunswick VIC 3056	\$680,000	22-Dec-21
210/27 Wilson Avenue Brunswick VIC 3056	\$730,000	10-Oct-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.~~

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**2/306 Barkly Street Brunswick VIC 3056**

Sold Price

**\$668,500**

Sold Date

**17-Mar-21**

2

1

1

Distance

**0.53km**



**106/27 Wilson Avenue Brunswick VIC 3056**

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**22-Dec-21**

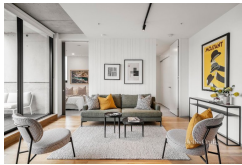
2

1

1

Distance

**0.51km**



**210/27 Wilson Avenue Brunswick VIC 3056**

Sold Price

**\$730,000**

Sold Date

**10-Oct-21**

2

1

1

Distance

**0.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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