

# 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 9/99 Brickworks Drive, Brunswick, VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$289,990

### Median sale price

Median price \$555,000 Property Type House Suburb Brunswick (3056)

Period - From 26/08/2023 to 26/08/2024 Source realestate.com.au

### Comparable property sales

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
310/1 LYGON STREET, BRUNSWICK VIC 3056	\$300,000	01/11/2024
14/2 WEST STREET, BRUNSWICK VIC 3056	\$315,000	13/09/2024
2/80 DAWSON STREET, BRUNSWICK VIC 3056	\$305,000	26/11/2024

This Statement of Information was prepared on: 13/01/2025