

## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 18/10 Minnie Street 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 \$470,000 & \$520,000

#### Median sale price

Median price \$580,000 Property Type Apartment/unit Suburb Brunswick

Period - From October 2021 to September 2022 Source REA

#### 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 7/39 Davies Street Brunswick 3056	\$500,000	28/09/2022
2 28/45 De Carle Street Brunswick 3056	\$515,000	24/09/2022
3 112/12 Lux Way Brunswick 3056	\$526,000	06/09/2022

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:

24/10/2022