

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

9/97 Brickworks Drive 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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Nov 2020

to

31 Oct 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

20/2 Pottery Court Brunswick VIC 3056	\$650,000	01-Nov-21
84/108-124 Union Street Brunswick VIC 3056	\$590,000	24-Sep-21
42/2 Centennial Avenue Brunswick West VIC 3055	\$565,000	26-Aug-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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20/2 Pottery Court Brunswick VIC 3056

Sold Price

RS

\$650,000

Sold Date

01-Nov-21

2

1

1

Distance

0.08km



84/108-124 Union Street Brunswick VIC 3056

Sold Price

\$590,000

Sold Date

24-Sep-21

2

1

1

Distance

0.37km



42/2 Centennial Avenue Brunswick West VIC 3055

Sold Price

\$565,000

Sold Date

26-Aug-21

2

1

1

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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