

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

2/20-22 Talbot Street 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

\$595,000

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

1/10 Cook Street Brunswick West VIC 3055	\$700,000	11-Oct-21
3/23 Mitchell Street Brunswick VIC 3056	\$679,000	17-Nov-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: 29 November 2021



**1/10 Cook Street Brunswick West
VIC 3055**

Sold Price

^{RS} **\$700,000**

Sold Date

11-Oct-21

 2

 1

 1

Distance

0.93km



**3/23 Mitchell Street Brunswick VIC
3056**

Sold Price

^{RS} **\$679,000** ^{UN}

Sold Date

17-Nov-21

 2

 1

 1

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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