

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

2/195 Brunswick Road 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

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jul 2020

to

30 Jun 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

9/10 Charles Street Brunswick VIC 3056	\$700,000	09-Jan-21
508/27 Wilson Avenue Brunswick VIC 3056	\$680,000	07-Jun-21
2/306 Barkly Street Brunswick VIC 3056	\$668,500	17-Mar-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: 05 July 2021



9/10 Charles Street Brunswick VIC 3056

Sold Price

\$700,000

Sold Date

09-Jan-21

 2

 1

 1

Distance

0.41km



508/27 Wilson Avenue Brunswick VIC 3056

Sold Price

^{RS} **\$680,000**

Sold Date

07-Jun-21

 2

 1

 1

Distance

0.51km



2/306 Barkly Street Brunswick VIC 3056

Sold Price

\$668,500

Sold Date

17-Mar-21

 2

 1

 1

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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