

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

501/756 SYDNEY 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,722

Property type

Unit

Suburb

Brunswick

Period-from

01 Sep 2022

to

31 Aug 2023

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

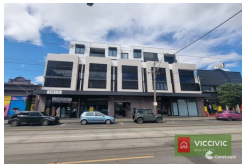
409/756 SYDNEY ROAD BRUNSWICK VIC 3056	\$475,000	17-Aug-23
402/756 SYDNEY ROAD BRUNSWICK VIC 3056	-	13-May-23
202/33-35 BREESE STREET BRUNSWICK VIC 3056	\$440,000	14-Jun-23

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: 12 September 2023

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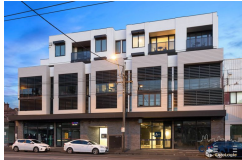


409/756 SYDNEY ROAD BRUNSWICK VIC 3056

2 1 1

Sold Price ^{RS} **\$475,000** ^{UN} Sold Date **17-Aug-23**

Distance **0km**



402/756 SYDNEY ROAD BRUNSWICK VIC 3056

2 1 1

Sold Price - Sold Date **13-May-23**

Distance **0km**



202/33-35 BREEZE STREET BRUNSWICK VIC 3056

2 1 1

Sold Price **\$440,000** Sold Date **14-Jun-23**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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