

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

3/6 DOROTHY 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

or range
between

\$295,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Nov 2021

to

31 Oct 2022

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

5/15 DE CARLE STREET BRUNSWICK VIC 3056	\$312,500	25-May-22
5/150 BRUNSWICK ROAD BRUNSWICK VIC 3056	\$295,000	27-May-22
101/34 UNION STREET BRUNSWICK VIC 3056	\$310,000	27-Jul-22

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: 25 November 2022

**5/15 DE CARLE STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price

\$312,500Sold Date **25-May-22**

Distance

0.68km**5/150 BRUNSWICK ROAD
BRUNSWICK VIC 3056**

1 1 1

Sold Price

\$295,000Sold Date **27-May-22**

Distance

1.59km**101/34 UNION STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price

\$310,000Sold Date **27-Jul-22**

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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