

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

1/32 Donald Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$620,000

Median sale price

Median price \$602,000 Property Type Unit Suburb Brunswick

Period - From 01/01/2021 to 31/03/2021 Source REIV

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 six 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	1/6 Irvine Cr BRUNSWICK WEST 3055	\$650,000	23/02/2021
2	1/184 Normanby Av THORNBURY 3071	\$625,000	02/03/2021
3	2/282 Albion St BRUNSWICK 3056	\$615,000	27/03/2021

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 six months.~~

This Statement of Information was prepared on:

26/04/2021 12:38



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Property Type: Villa

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

March quarter 2021: \$602,000

Comparable Properties



1/6 Irvine Cr BRUNSWICK WEST 3055 (REI)

Agent Comments

 2  1  1

Price: \$650,000

Method: Private Sale

Date: 23/02/2021

Property Type: Villa



1/184 Normanby Av THORNBURY 3071 (REI)

Agent Comments

 2  1  1

Price: \$625,000

Method: Private Sale

Date: 02/03/2021

Property Type: Unit



2/282 Albion St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

Price: \$615,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Unit