## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$580,000		&		\$620,000			
Median sale pi	rice							
Median price	\$602,000	Pro	operty Type	Unit			Suburb	Brunswick
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ado	dress 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



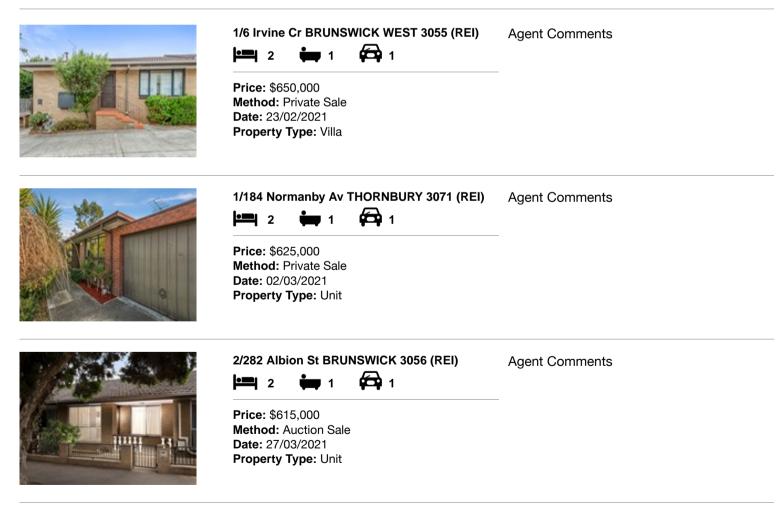




**Property Type:** Villa Agent Comments

Indicative Selling Price \$580,000 - \$620,000 Median Unit Price March quarter 2021: \$602,000

# **Comparable Properties**



Account - The Agency Boroondara | P: 03 8578 0399



