

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

302/40-52 Percy Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Brunswick

Period - From 01/04/2022 to 30/06/2022 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	311/10-14 Hope St BRUNSWICK 3056	\$332,000	20/05/2022
2	307/200 Lygon St BRUNSWICK EAST 3057	\$340,000	07/05/2022
3	320/288 Albert St BRUNSWICK 3056	\$320,000	02/03/2022

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:

01/09/2022 09:07



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

June quarter 2022: \$590,000

Comparable Properties



311/10-14 Hope St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$332,000

Method: Private Sale

Date: 20/05/2022

Property Type: Unit

307/200 Lygon St BRUNSWICK EAST 3057 (VG)

Agent Comments



Price: \$340,000

Method: Sale

Date: 07/05/2022

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



320/288 Albert St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 02/03/2022

Property Type: Apartment