

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

1/829 Park 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jul 2020

to

30 Jun 2021

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

1/285 Brunswick Road Brunswick VIC 3056	\$390,000	22-May-21
14/76-78 Edward Street Brunswick VIC 3056	\$391,000	24-Mar-21

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: 15 July 2021



**1/285 Brunswick Road Brunswick
VIC 3056**

 1  1  1

Sold Price

^{RS} **\$390,000**

Sold Date

22-May-21

Distance

0.49km



**14/76-78 Edward Street Brunswick
VIC 3056**

 1  1  1

Sold Price

\$391,000

Sold Date

24-Mar-21

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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