

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

2/29 Fallon 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,000

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

5/11 Cassels Road Brunswick VIC 3056	\$800,000	26-Jun-21
11 Lillian Street Brunswick VIC 3056	\$809,000	10-Jul-21
2/15 Mitchell Street Brunswick VIC 3056	\$810,000	29-May-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: 26 July 2021



5/11 Cassels Road Brunswick VIC 3056

Sold Price

^{RS} **\$800,000**

Sold Date

26-Jun-21

 2  1  2

Distance

1.52km



11 Lillian Street Brunswick VIC 3056

Sold Price

^{RS} **\$809,000**

Sold Date

10-Jul-21

 2  1  1

Distance

1.58km



2/15 Mitchell Street Brunswick VIC 3056

Sold Price

^{RS} **\$810,000**

Sold Date

29-May-21

 2  1  2

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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