

## 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

2/23 MITCHELL STREET BRUNSWICK VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$629,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2021

to

31 May 2022

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

1/27 MITCHELL STREET BRUNSWICK VIC 3056	\$685,000	27-Jan-22
6/26 MITCHELL STREET BRUNSWICK VIC 3056	\$595,000	14-May-22
5/41 DAVIES STREET BRUNSWICK VIC 3056	\$710,000	06-Feb-22

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.~~

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## 1/27 MITCHELL STREET BRUNSWICK VIC 3056

2 2 1

Sold Price **\$685,000** Sold Date **27-Jan-22**

Distance **0.03km**



## 6/26 MITCHELL STREET BRUNSWICK VIC 3056

2 1 1

Sold Price <sup>RS</sup> **\$595,000** Sold Date **14-May-22**

Distance **0.08km**



## 5/41 DAVIES STREET BRUNSWICK VIC 3056

2 1 1

Sold Price **\$710,000** Sold Date **06-Feb-22**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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