

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

119/776 SYDNEY ROAD 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 May 2021

to

30 Apr 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

603/288 ALBERT STREET BRUNSWICK VIC 3056

\$579,000

07-Apr-22

13/37-39 STALEY STREET BRUNSWICK VIC 3056

\$570,000

22-Dec-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: 19 May 2022



**603/288 ALBERT STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$579,000** Sold Date **07-Apr-22**

Distance **1.17km**



**13/37-39 STALEY STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$570,000** Sold Date **22-Dec-21**

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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