

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

110/776 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Jul 2021

to

30 Jun 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

116/776 SYDNEY ROAD BRUNSWICK VIC 3056	\$620,000	03-Mar-22
301/800 SYDNEY ROAD BRUNSWICK VIC 3056	\$660,500	05-Feb-22
404/800 SYDNEY ROAD BRUNSWICK VIC 3056	\$645,000	28-May-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.~~

This Statement of Information was prepared on: 18 July 2022

Tony Elezovic
P 0402999500
M 0402999500
E tony.elezovic@brunswick.rh.com.au



**116/776 SYDNEY ROAD
BRUNSWICK VIC 3056**

2 2 1

Sold Price **\$620,000** Sold Date **03-Mar-22**

Distance -

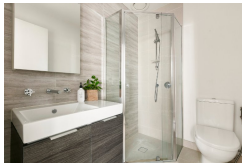


**301/800 SYDNEY ROAD
BRUNSWICK VIC 3056**

2 2 1

Sold Price **\$660,500** Sold Date **05-Feb-22**

Distance **0.07km**



**404/800 SYDNEY ROAD
BRUNSWICK VIC 3056**

2 2 1

Sold Price **\$645,000** Sold Date **28-May-22**

Distance **0.07km**

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

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