

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

2/15 Holmes Street Brunswick East VIC 3057

Indicative selling price

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

Single Price

\$479,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/269 Nicholson Street Brunswick East VIC 3057	\$508,200	11-Dec-20
8/55C De Carle Street Brunswick VIC 3056	\$490,000	01-Dec-20
4/76 The Grove Coburg VIC 3058	\$450,000	30-Nov-20

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 December 2020



1/269 Nicholson Street Brunswick East VIC 3057

Sold Price

^{RS} **\$508,200** Sold Date **11-Dec-20**

 2  1  1

Distance **0.56km**



8/55C De Carle Street Brunswick VIC 3056

Sold Price

^{RS} **\$490,000** Sold Date **01-Dec-20**

 2  1  1

Distance **0.81km**



4/76 The Grove Coburg VIC 3058

Sold Price

^{RS} **\$450,000** Sold Date **30-Nov-20**

 2  1  1

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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