

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

409/756 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Oct 2021

to

30 Sep 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

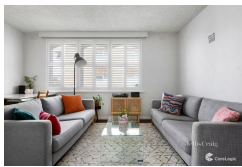
Date of sale

3/49 DE CARLE STREET BRUNSWICK VIC 3056	\$580,000	10-Mar-22
108/776 SYDNEY ROAD BRUNSWICK VIC 3056	\$595,000	22-Feb-22
116/776 SYDNEY ROAD BRUNSWICK VIC 3056	\$620,000	03-Mar-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: 06 October 2022



**3/49 DE CARLE STREET
BRUNSWICK VIC 3056**

 2  1  2

Sold Price **\$580,000** Sold Date **10-Mar-22**

Distance **0.06km**



**108/776 SYDNEY ROAD
BRUNSWICK VIC 3056**

 2  2  1

Sold Price **\$595,000** Sold Date **22-Feb-22**

Distance **0.07km**



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

 2  2  1

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

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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