

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

3/23 Mitchell Street 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

\$679,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Nov 2020

to

31 Oct 2021

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

1/32 Donald Street Brunswick VIC 3056	\$717,000	30-Apr-21
105B/64 Breese Street Brunswick VIC 3056	\$678,000	23-Jun-21
4/24 Stewart Street Brunswick VIC 3056	\$630,000	17-Apr-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.~~

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1/32 Donald Street Brunswick VIC 3056

Sold Price

\$717,000

Sold Date

30-Apr-21

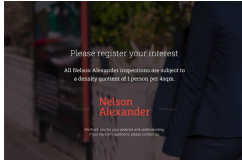
2

1

1

Distance

0.08km



105B/64 Breese Street Brunswick VIC 3056

Sold Price

\$678,000

Sold Date

23-Jun-21

2

1

1

Distance

0.45km



4/24 Stewart Street Brunswick VIC 3056

Sold Price

\$630,000

Sold Date

17-Apr-21

2

1

1

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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