

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

206/10-14 Hope Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$615,000

Median sale price

Median price

\$596,000

Property Type

Unit

Suburb

Brunswick

Period - From

01/10/2021

to

31/12/2021

Source

REIV

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 six 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	503/10-14 Hope St BRUNSWICK 3056	\$665,000	31/01/2022
2	405/2 Duckett St BRUNSWICK 3056	\$610,000	26/11/2021
3	507/26 Breese St BRUNSWICK 3056	\$585,000	18/10/2021

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 six months.~~

This Statement of Information was prepared on:

08/02/2022 15:09



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Property Type: Strata Unit/Flat
Land Size: 94 sqm approx
Agent Comments
Internal size: 86sqm Balcony size: 8sqm

Indicative Selling Price
\$615,000
Median Unit Price
December quarter 2021: \$596,000

Comparable Properties



503/10-14 Hope St BRUNSWICK 3056 (REI) **Agent Comments**

2 2 1

Price: \$665,000
Method: Private Sale
Date: 31/01/2022
Property Type: Apartment

405/2 Duckett St BRUNSWICK 3056 (VG) **Agent Comments**

2 - -

Price: \$610,000
Method: Sale
Date: 26/11/2021
Property Type: Flat/Unit/Apartment (Res)

507/26 Breese St BRUNSWICK 3056 (VG) **Agent Comments**

2 - -

Price: \$585,000
Method: Sale
Date: 18/10/2021
Property Type: Flat/Unit/Apartment (Res)