

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

305/6-8 Gamble Street, Brunswick East Vic 3057

Indicative selling price

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

Single price

\$737,500

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Brunswick East

Period - From

01/07/2021

to

30/09/2021

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	404/55 Nicholson St BRUNSWICK EAST 3057	\$750,000	29/10/2021
2	203/26 Merri Pde NORTHCOTE 3070	\$735,000	13/11/2021
3	12/1066 Lygon St CARLTON NORTH 3054	\$725,000	18/11/2021

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:

27/11/2021 17:08

305/6-8 Gamble Street, Brunswick East Vic 3057

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2 2 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$737,500

Median Unit Price
September quarter 2021: \$620,000

Comparable Properties



404/55 Nicholson St BRUNSWICK EAST 3057 (REI/VG) **Agent Comments**

2 1 1

Price: \$750,000
Method: Private Sale
Date: 29/10/2021
Property Type: Apartment



203/26 Merri Pde NORTHCOTE 3070 (REI) **Agent Comments**

2 2 1

Price: \$735,000
Method: Auction Sale
Date: 13/11/2021
Property Type: Apartment



12/1066 Lygon St CARLTON NORTH 3054 (REI) **Agent Comments**

2 1 1

Price: \$725,000
Method: Sold Before Auction
Date: 18/11/2021
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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