

# 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 2/831 Park Street, Brunswick, VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$225,000

&

\$250,000

### Median sale price

Median price

\$605,000

Property Type

Apartment

Suburb

Brunswick (3056)

Period - From

01/07/2021

to

30/06/2022

Source

Core Logic

### Comparable property sales

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
112/2A MICHAEL STREET, BRUNSWICK VIC 3056	\$280,000	23/02/2022
5/150 BRUNSWICK ROAD, BRUNSWICK VIC 3056	\$295,000	01/06/2022
2/3 ALLARD STREET, BRUNSWICK WEST VIC 3055	\$235,000	20/06/2022

This Statement of Information was prepared on: 07/07/2022