

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

4/260 BRUNSWICK 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

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2022

to

31 Jan 2023

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

18/20 UNION STREET BRUNSWICK VIC 3056	\$650,000	08-Nov-22
22/108-124 UNION STREET BRUNSWICK VIC 3056	\$600,000	21-Oct-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: 23 February 2023

**18/20 UNION STREET BRUNSWICK
VIC 3056**

Sold Price

\$650,000

Sold Date

08-Nov-22

Distance

0.43km**22/108-124 UNION STREET
BRUNSWICK VIC 3056**

Sold Price

\$600,000

Sold Date

21-Oct-22

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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