

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

4/132 BLYTH STREET BRUNSWICK EAST VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Mar 2021

to

28 Feb 2022

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

4/242-244 GLENLYON ROAD BRUNSWICK EAST VIC 3057	\$931,000	07-Nov-21
2/126-128 GLENLYON ROAD BRUNSWICK VIC 3056	\$950,000	18-Dec-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.

This Statement of Information was prepared on: 09 March 2022



**4/242-244 GLENLYON ROAD
 BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price **\$931,000** Sold Date **07-Nov-21**

Distance -



**2/126-128 GLENLYON ROAD
 BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$950,000** Sold Date **18-Dec-21**

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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