

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

1/3 ALSACE 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

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Oct 2021

to

30 Sep 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

4/10 HOLMES STREET BRUNSWICK EAST VIC 3057	\$563,000	26-May-22
4/3 HICKFORD STREET BRUNSWICK EAST VIC 3057	\$590,000	18-Oct-22
1/146 BLYTH STREET BRUNSWICK EAST VIC 3057	\$620,000	22-Aug-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.~~

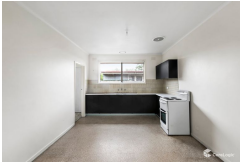
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**4/10 HOLMES STREET BRUNSWICK EAST VIC 3057**

Sold Price

\$563,000 Sold Date **26-May-22** 2  1  1Distance **0.16km****4/3 HICKFORD STREET BRUNSWICK EAST VIC 3057**

Sold Price

^{RS} **\$590,000** Sold Date **18-Oct-22** 1  1  1Distance **0.47km****1/146 BLYTH STREET BRUNSWICK EAST VIC 3057**

Sold Price

^{RS} **\$620,000** ^{UN} Sold Date **22-Aug-22** 2  1  1Distance **0.56km****RS** = Recent sale**UN** = Undisclosed Sale

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