

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

3/7 FORD STREET 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

or range
between

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2021

to

31 May 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

2/10 ORIENT GROVE BRUNSWICK VIC 3056	\$590,000	28-May-22
1/25 STEWART STREET BRUNSWICK VIC 3056	\$632,009	08-Apr-22
5/26 MITCHELL STREET BRUNSWICK VIC 3056	\$650,000	16-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: 02 June 2022



**2/10 ORIENT GROVE BRUNSWICK
VIC 3056**

 2  1  1

Sold Price

^{RS} **\$590,000**

Sold Date

28-May-22

Distance

0.4km



**1/25 STEWART STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price

^{RS} **\$632,009** ^{UN}

Sold Date

08-Apr-22

Distance

0.85km



**5/26 MITCHELL STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price

\$650,000

Sold Date

16-Dec-21

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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