

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

108/776 Sydney 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2021

to

31 Dec 2021

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

507/26 Breese Street Brunswick VIC 3056	\$585,000	18-Oct-21
105/10-14 Hope Street Brunswick VIC 3056	\$565,000	20-Aug-21
402/201 Albert Street Brunswick VIC 3056	\$640,000	21-Oct-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: 20 January 2022



**507/26 Breese Street Brunswick
VIC 3056**

 2  2  1

Sold Price

\$585,000

Sold Date

18-Oct-21

Distance

0.45km



**105/10-14 Hope Street Brunswick
VIC 3056**

 2  2  1

Sold Price

\$565,000

Sold Date

20-Aug-21

Distance

0.59km



**402/201 Albert Street Brunswick
VIC 3056**

 2  2  1

Sold Price

\$640,000

Sold Date

21-Oct-21

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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