

# 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

11/20-28 Union Street, Brunswick Vic 3056
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$750,000
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 & 

\$800,000
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### Median sale price

Median price 

\$615,000
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 Property Type 

Unit
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 Suburb 

Brunswick
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Period - From 

01/04/2024
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 to 

30/06/2024
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 Source 

REIV
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### 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 six 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
1	408/216 Albion St BRUNSWICK 3056	\$830,000	10/08/2024
2	4/80 Tinning St BRUNSWICK 3056	\$750,000	29/06/2024
3	305/6 Florence St BRUNSWICK 3056	\$860,000	13/06/2024

**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 six months.~~

This Statement of Information was prepared on: 

03/09/2024 10:10
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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median Unit Price**  
June quarter 2024: \$615,000

## Comparable Properties



**408/216 Albion St BRUNSWICK 3056 (REI)**

**Agent Comments**

2   1   -

**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 10/08/2024  
**Property Type:** Apartment



**4/80 Tinning St BRUNSWICK 3056 (REI)**

**Agent Comments**

2   1   1

**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 29/06/2024  
**Property Type:** Unit



**305/6 Florence St BRUNSWICK 3056 (REI)**

**Agent Comments**

2   1   -

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 13/06/2024  
**Property Type:** Unit

**Account - Whitefox Real Estate** | P: 96459699