

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

209 Union Street, Brunswick West Vic 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,420,000 Property Type House Suburb Brunswick West

Period - From 01/01/2021 to 31/03/2021 Source REIV

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	42 Kent St ASCOT VALE 3032	\$1,525,000	02/06/2021
2	238 Ascot Vale Rd ASCOT VALE 3032	\$1,418,000	21/05/2021
3	8 Austral Av BRUNSWICK 3056	\$1,500,000	24/04/2021

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:

30/06/2021 14:17



Property Type: House (Res)

Land Size: 439 sqm approx

Agent Comments

Comparable Properties



42 Kent St ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,525,000

Method: Sold Before Auction

Date: 02/06/2021

Property Type: House (Res)



238 Ascot Vale Rd ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,418,000

Method: Private Sale

Date: 21/05/2021

Property Type: House



8 Austral Av BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 24/04/2021

Property Type: House

Land Size: 371 sqm approx