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 betweer	\$1,400,000		&		\$1,500,000					
Median sale p	rice									
Median price	\$1,420,000	Pro	Property Type Hous		se		Suburb	Brunswick West		
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ado	dress 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:

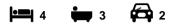
30/06/2021 14:17



209 Union Street, Brunswick West Vic 3055







Property Type: House (Res) Land Size: 439 sqm approx Agent Comments

Dylan Francis 93875888 0421 023 832 dylanfrancis@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** March quarter 2021: \$1,420,000

Comparable Properties



42 Kent St ASCOT VALE 3032 (REI) 2 2



Price: \$1,525,000 Method: Sold Before Auction Date: 02/06/2021 Property Type: House (Res)

Agent Comments

Agent Comments



Price: \$1,418,000 Method: Private Sale Date: 21/05/2021 Property Type: House

3

8 Austral Av BRUNSWICK 3056 (REI/VG)

238 Ascot Vale Rd ASCOT VALE 3032 (REI)

2

6 2



Agent Comments



Price: \$1,500,000 Method: Private Sale Date: 24/04/2021 Property Type: House Land Size: 371 sqm approx

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919



propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.