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

402/211 Sydney Road, Brunswick Vic 3056

Indicative selling price

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

Single price | $590,000

Median sale price

| Median price | $602,000 | Property Type | Unit | Suburb | Brunswick |

| 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	204/1 Dods St BRUNSWICK 3056	$610,000	18/02/2021
2	5/823 Rathdowne St CARLTON NORTH 3054	$575,000	27/03/2021
3	1/3 Larnoo Av BRUNSWICK WEST 3055	$547,000	20/03/2021

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: | 24/05/2021 16:07

402/211 Sydney Road, Brunswick Vic 3056

Lisa Roberts
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Property Type: Sustainable
apartment

Agent Comments

Indicative Selling Price
$590,000
Median Unit Price
March quarter 2021: $602,000

Comparable Properties

204/1 Dods St BRUNSWICK 3056 (REI/VG)

🛏 1   🛁 1   🚗 1

Price: $610,000
Method: Sold Before Auction
Date: 18/02/2021
Property Type: Apartment

Agent Comments

5/823 Rathdowne St CARLTON NORTH 3054 (REI)

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Price: $575,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Apartment

Agent Comments

1/3 Larnoo Av BRUNSWICK WEST 3055 (REI/VG)

🛏 1   🛁 1   🚗 1

Price: $547,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161