

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

112/776 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2020

to

31 Dec 2020

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

2/4 Mitchell Street Brunswick VIC 3056	\$665,000	27-Nov-20
4/23 Mitchell Street Brunswick VIC 3056	\$650,000	24-Nov-20
302/93-95 Holmes Street Brunswick VIC 3056	\$610,000	29-Jul-20

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.~~

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2/4 Mitchell Street Brunswick VIC 3056

Sold Price

\$665,000

Sold Date **27-Nov-20**

 2  1  1

Distance **0.05km**



4/23 Mitchell Street Brunswick VIC 3056

Sold Price

\$650,000

Sold Date **24-Nov-20**

 2  1  1

Distance **0.21km**



302/93-95 Holmes Street Brunswick VIC 3056

Sold Price

\$610,000

Sold Date **29-Jul-20**

 2  1  1

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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