

# 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 1/259 Sydney Road, Brunswick, VIC 3056

### Indicative selling price

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

Price Range

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$571,250

Property Type

Apartment

Suburb

Brunswick (3056)

Period - From

01/04/2022

to

31/03/2023

Source

Corelogic

### Comparable property sales

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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
401/10 DODS STREET, BRUNSWICK VIC 3056	\$1,055,000	25/02/2023
43/35 STEWART STREET, BRUNSWICK VIC 3056	\$1,170,000	12/08/2022
6 OBRIEN SISTERS LANE, BRUNSWICK VIC 3056	\$1,165,000	11/01/2022

This Statement of Information was prepared on: 26/04/2023