

## 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

38 Fourth Avenue Brunswick VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,700,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,335,000

Property type

House

Suburb

Brunswick

Period-from

01 Feb 2021

to

31 Jan 2022

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

3 Sturrock Street Brunswick VIC 3056	\$1,810,000	06-Dec-21
5 Bryant Street Brunswick VIC 3056	\$1,906,000	25-Nov-21
80 Union Street Brunswick VIC 3056	\$1,961,000	13-Nov-21

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.~~

This Statement of Information was prepared on: 19 February 2022



## 3 Sturrock Street Brunswick VIC 3056

Sold Price <sup>RS</sup> **\$1,810,000** <sup>UN</sup> Sold Date **06-Dec-21**

4 1 2

Distance **1.72km**



## 5 Bryant Street Brunswick VIC 3056

Sold Price <sup>RS</sup> **\$1,906,000** <sup>UN</sup> Sold Date **25-Nov-21**

3 1 2

Distance **0.77km**



## 80 Union Street Brunswick VIC 3056

Sold Price **\$1,961,000** Sold Date **13-Nov-21**

3 1 -

Distance **1.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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