

# 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

7/1 Pottery Court, Brunswick Vic 3056

### Indicative selling price

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

Range between \$365,000

&

\$401,500

### Median sale price

Median price \$625,000

Property Type Unit

Suburb Brunswick

Period - From 01/07/2021

to 30/09/2021

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	902/601 Sydney Rd BRUNSWICK 3056	\$401,000	14/07/2021
2	318/8 Lygon St BRUNSWICK EAST 3057	\$400,000	18/10/2021
3	7/1 Gumbri Pl BRUNSWICK 3056	\$380,000	08/05/2021

**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:

08/11/2021 11:10

7/1 Pottery Court, Brunswick Vic 3056

Lisa Roberts  
03 9347 1170  
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lisa.roberts@belleproperty.com



1 bed 1 bath 1 car

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$365,000 - \$401,500  
**Median Unit Price**  
September quarter 2021: \$625,000

## Comparable Properties

902/601 Sydney Rd BRUNSWICK 3056 (VG)

**Agent Comments**

1 bed 1 bath 1 car

**Price:** \$401,000  
**Method:** Sale  
**Date:** 14/07/2021  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



318/8 Lygon St BRUNSWICK EAST 3057 (REI)

**Agent Comments**

1 bed 1 bath 1 car

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 18/10/2021  
**Property Type:** Apartment



7/1 Gumbri PI BRUNSWICK 3056 (REI/VG)

**Agent Comments**

1 bed 1 bath 1 car

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 08/05/2021  
**Property Type:** Apartment

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



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