

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

201/812 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

\$320,000

&

\$3,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2020

to

31 May 2021

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

6/53 De Carle Street Brunswick VIC 3056	\$320,000	12-May-21
1/35 Staley Street Brunswick VIC 3056	\$331,000	21-Jan-21
211/10-14 Hope Street Brunswick VIC 3056	\$365,000	09-Mar-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: 25 June 2021

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6/53 De Carle Street Brunswick VIC 3056

Sold Price

RS

\$320,000

Sold Date

12-May-21

1

1

1

Distance

0.17km

1/35 Staley Street Brunswick VIC 3056

Sold Price

\$331,000

Sold Date

21-Jan-21

1

1

1

Distance

0.7km

211/10-14 Hope Street Brunswick VIC 3056

Sold Price

RS

\$365,000

Sold Date

09-Mar-21

1

1

1

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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