

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

11-15 Brunswick Road Brunswick East VIC 3057

Indicative selling price

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

Single Price

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Nov 2019

to

31 Oct 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

13/92-96 Albert Street Brunswick East VIC 3057	\$395,000	29-Jun-20
317/92-96 Albert Street Brunswick East VIC 3057	\$415,000	22-May-20
602/240-250 Lygon Street Brunswick East VIC 3057	\$450,000	14-Oct-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.~~

This Statement of Information was prepared on: 02 November 2020


13/92-96 Albert Street Brunswick East VIC 3057

1 1 1

Sold Price

\$395,000

Sold Date

29-Jun-20

Distance

0.93km
317/92-96 Albert Street Brunswick East VIC 3057

1 1 1

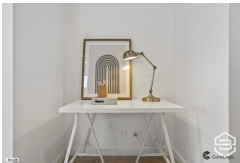
Sold Price

\$415,000

Sold Date

22-May-20

Distance

0.93km
602/240-250 Lygon Street Brunswick East VIC 3057

1 1 1

Sold Price

^{RS} **\$450,000**

Sold Date

14-Oct-20

Distance

0.98km**RS** = Recent sale**UN** = Undisclosed Sale

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