

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	108/611-621 Sydney Road Brunswick, 3056
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### Indicative selling price

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

Range between	\$490,000 & \$530,000
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### Median sale price

Median price	\$582,500	Property Type	UNIT	Suburb	BRUNSWICK
Period - From	01-Feb-2024	to	31-Jan-2025	Source	Corelogic

### Comparable property sales

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	413/37-43 Breese Street, Brunswick VIC 3056	\$520,000	12-Dec-2024
2	505/200 Lygon Street, Brunswick East VIC 3057	\$500,000	14-Sep-2024
3	11/86 De Carle Street, Brunswick VIC 3056	\$495,000	23-Nov-2024

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