

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

8 Ballarat Street 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

\$445,000

&

\$1,495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,117,000

Property type

Business

Suburb

Brunswick

Period-from

01 Feb 2020

to

31 Jan 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

2/13 Burchett Street Brunswick VIC 3056	\$943,000	07-Nov-20
2/1 Davison Street Brunswick VIC 3056	\$1,300,000	16-Nov-20
3F Florence Street Brunswick VIC 3056	\$949,000	22-Dec-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: 11 February 2021



2/13 Burchett Street Brunswick VIC 3056 Sold Price ^{RS} **\$943,000** Sold Date **07-Nov-20**

2 2 1

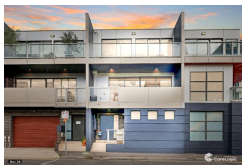
Distance **0.37km**



2/1 Davison Street Brunswick VIC 3056 Sold Price **\$1,300,000** Sold Date **16-Nov-20**

2 2 -

Distance **0.43km**



3F Florence Street Brunswick VIC 3056 Sold Price **\$949,000** Sold Date **22-Dec-20**

3 2 4

Distance **0.43km**



23/337-341 Sydney Road Brunswick VIC 3056 Sold Price **\$450,000** Sold Date **31-Aug-20**

1 1 1

Distance **0.45km**



8/337-341 Sydney Road Brunswick VIC 3056 Sold Price **\$555,000** Sold Date **24-Nov-20**

2 1 1

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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