

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

77/108-124 Union 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Aug 2020

to

31 Jul 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

| | | |
|--|-----------|-----------|
| 1/337-341 Sydney Road Brunswick VIC 3056 | \$460,000 | 14-Jun-21 |
| 58/108-124 Union Street Brunswick VIC 3056 | \$490,000 | 14-Apr-21 |
| 2/139 Union Street Brunswick VIC 3056 | \$490,000 | 28-Jun-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: 03 August 2021



1/337-341 Sydney Road Brunswick VIC 3056

Sold Price

\$460,000

Sold Date

14-Jun-21

2

1

1

Distance

0.76km



58/108-124 Union Street Brunswick VIC 3056

Sold Price

\$490,000

Sold Date

14-Apr-21

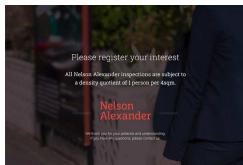
2

1

1

Distance

-



2/139 Union Street Brunswick VIC 3056

Sold Price

^{RS} **\$490,000**

Sold Date

28-Jun-21

2

1

1

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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