

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

120/108-124 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2021

to

31 Mar 2022

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

89/108-124 UNION STREET BRUNSWICK VIC 3056	\$472,500	10-Nov-21
4/337-341 SYDNEY ROAD BRUNSWICK VIC 3056	\$497,500	18-Dec-21
607/288 ALBERT STREET BRUNSWICK VIC 3056	\$490,000	28-Nov-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: 28 April 2022


**89/108-124 UNION STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price

\$472,500

Sold Date

10-Nov-21

Distance

-


**4/337-341 SYDNEY ROAD
BRUNSWICK VIC 3056**

2 1 1

Sold Price

\$497,500

Sold Date

18-Dec-21

Distance

0.76km
**607/288 ALBERT STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price

\$490,000

Sold Date

28-Nov-21

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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