

## 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

107/1 Brunswick Road Brunswick East VIC 3057

### Indicative selling price

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

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Feb 2019

to

31 Jan 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

211/29 Nicholson Street Brunswick East VIC 3057	\$385,000	08-Jan-20
412/29 Nicholson Street Brunswick East VIC 3057	\$375,000	03-Feb-19
509/29 Nicholson Street Brunswick East VIC 3057	\$375,000	29-Nov-19

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: 07 February 2020



**211/29 Nicholson Street Brunswick East VIC 3057**

Sold Price

<sup>RS</sup> **\$385,000** Sold Date **08-Jan-20**

 1  1  1

Distance **0.03km**



**412/29 Nicholson Street Brunswick East VIC 3057**

Sold Price

**\$375,000** Sold Date **03-Feb-19**

 1  1  1

Distance **0.03km**



**509/29 Nicholson Street Brunswick East VIC 3057**

Sold Price

<sup>RS</sup> **\$375,000** Sold Date **29-Nov-19**

 1  1  1

Distance **0.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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