

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

207/800 Sydney Road 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

\$489,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2019

to

31 May 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

207/32 Breese Street Brunswick VIC 3056	\$540,000	21-Feb-20
6/10 Breese Street Brunswick VIC 3056	\$500,000	11-Mar-20
12/108-124 Union Street Brunswick VIC 3056	\$510,000	16-May-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: 10 June 2020



207/32 Breese Street Brunswick VIC 3056

2 1 1

Sold Price **\$540,000** Sold Date **21-Feb-20**

Distance **0.46km**



6/10 Breese Street Brunswick VIC 3056

2 1 1

Sold Price **\$500,000** Sold Date **11-Mar-20**

Distance **0.6km**



12/108-124 Union Street Brunswick VIC 3056

2 1 1

Sold Price ^{RS} **\$510,000** ^{UN} Sold Date **16-May-20**

Distance **1.88km**

RS = Recent sale **UN** = Undisclosed Sale

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