

# 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

4/306 Sydney Road, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$330,000

&

\$363,000

### Median sale price

Median price \$596,000

Property Type Unit

Suburb Brunswick

Period - From 01/10/2021

to 31/12/2021

Source REIV

### 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 six 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	616/1 Lygon St BRUNSWICK 3056	\$350,000	13/11/2021
2	202/148 Brunswick Rd BRUNSWICK 3056	\$347,500	23/02/2022
3	311/1 Lygon St BRUNSWICK 3056	\$335,000	18/10/2021

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 six months.~~

This Statement of Information was prepared on:

08/03/2022 11:14



1 1 0

**Rooms:** 4  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$330,000 - \$363,000  
**Median Unit Price**  
 December quarter 2021: \$596,000

## Comparable Properties



**616/1 Lygon St BRUNSWICK 3056 (REI/VG)**

**Agent Comments**

1 1 -

**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 13/11/2021  
**Property Type:** Apartment



**202/148 Brunswick Rd BRUNSWICK 3056 (REI)** **Agent Comments**

1 1 1

**Price:** \$347,500  
**Method:** Private Sale  
**Date:** 23/02/2022  
**Property Type:** Apartment



**311/1 Lygon St BRUNSWICK 3056 (REI/VG)**

**Agent Comments**

1 1 -

**Price:** \$335,000  
**Method:** Private Sale  
**Date:** 18/10/2021  
**Property Type:** Apartment

**Account** - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788