

## 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

12/705 Park Street Brunswick VIC 3056

### 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

\$535,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jul 2019

to

30 Jun 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

2/11 Millward Street Brunswick VIC 3056	\$560,000	09-Apr-20
1/86 Pearson Street Brunswick West VIC 3055	\$550,000	09-May-20
7/126 Albion Street Brunswick VIC 3056	\$522,500	12-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: 27 July 2020



**2/11 Millward Street Brunswick VIC 3056**

 2  1  1

Sold Price

**\$560,000**

Sold Date **09-Apr-20**

Distance **0.86km**



**1/86 Pearson Street Brunswick West VIC 3055**

 2  1  1

Sold Price

**\$550,000**

Sold Date **09-May-20**

Distance **1.78km**



**7/126 Albion Street Brunswick VIC 3056**

 2  1  1

Sold Price

**\$522,500**

Sold Date **12-May-20**

Distance **1.96km**

RS = Recent sale UN = Undisclosed Sale

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