

## 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

6/350-352 Brunswick 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Sep 2020

to

31 Aug 2021

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

3/350-352 Brunswick Road Brunswick VIC 3056	\$950,500	27-Mar-21
3/252 Hope Street Brunswick West VIC 3055	\$941,000	24-Apr-21
3/117 Melville Road Brunswick West VIC 3055	\$875,000	27-Mar-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: 02 September 2021



**3/350-352 Brunswick Road  
Brunswick VIC 3056**

 3  2  2

Sold Price

**\$950,500**

Sold Date

**27-Mar-21**

Distance

**0.02km**



**3/252 Hope Street Brunswick West  
VIC 3055**

 3  1  2

Sold Price

**\$941,000**

Sold Date

**24-Apr-21**

Distance

**1.69km**



**3/117 Melville Road Brunswick West  
VIC 3055**

 3  2  1

Sold Price

**\$875,000**

Sold Date

**27-Mar-21**

Distance

**1.85km**

RS = Recent sale

UN = Undisclosed Sale

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