## 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

302/34 Union Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$570,000		&		\$613,000			
Median sale pi	rice							
Median price	\$574,000	Pro	operty Type	Unit			Suburb	Brunswick
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	202/34 Union St BRUNSWICK 3056	\$615,000	29/08/2023
2	125/108 Union St BRUNSWICK 3056	\$608,000	11/05/2023
3	5/260 Brunswick Rd BRUNSWICK 3056	\$605,000	02/08/2023

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:

07/09/2023 12:50









**Property Type:** Apartment Agent Comments

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> Indicative Selling Price \$570,000 - \$613,000 Median Unit Price June quarter 2023: \$574,000

# **Comparable Properties**



202/34 Union St BRUNSWICK 3056 (REI)



Price: \$615,000 Method: Private Sale Date: 29/08/2023 Property Type: Apartment Agent Comments



125/108 Union St BRUNSWICK 3056 (REI/VG) Agent Comments



Price: \$608,000 Method: Private Sale Date: 11/05/2023 Property Type: Apartment



5/260 Brunswick Rd BRUNSWICK 3056 (REI) Agent Comments



Price: \$605,000 Method: Private Sale Date: 02/08/2023 Property Type: Apartment

#### Account - Jellis Craig



propertydata

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