

## 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

14/76-78 Edward 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

or range  
between

\$390,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2020

to

31 Jan 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

6/2B Loyola Avenue Brunswick VIC 3056	\$395,000	06-Feb-21
10/285 Brunswick Road Brunswick VIC 3056	\$399,000	23-Jan-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: 11 February 2021



**6/2B Loyola Avenue Brunswick VIC 3056**

Sold Price

<sup>RS</sup>

**\$395,000**

Sold Date

**06-Feb-21**



1



1



1

Distance

**0.48km**



**10/285 Brunswick Road Brunswick VIC 3056**

Sold Price

<sup>RS</sup>

**\$399,000**

Sold Date

**23-Jan-21**



1



1



1

Distance

**0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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