

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

204/211 Sydney Road, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$910,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Brunswick

Period - From

01/01/2021

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 | 504/211 Sydney Rd BRUNSWICK 3056 | \$960,000 | 10/09/2021 |
| 2 | 104/211 Sydney Rd BRUNSWICK 3056 | \$947,500 | 14/09/2021 |
| 3 | | | |

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:

15/02/2022 11:10

204/211 Sydney Road, Brunswick Vic 3056

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3 1

Property Type: Sustainable apartment

Agent Comments

Indicative Selling Price
\$910,000

Median Unit Price
Year ending December 2021: \$600,000

Comparable Properties



504/211 Sydney Rd BRUNSWICK 3056 (REI)

Agent Comments

3 2 -

Price: \$960,000
Method: Private Sale
Date: 10/09/2021
Property Type: Apartment



104/211 Sydney Rd BRUNSWICK 3056 (REI)

Agent Comments

2 1 -

Price: \$947,500
Method: Private Sale
Date: 14/09/2021
Property Type: Apartment

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.

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