

A yellow bicycle with a wicker basket of pink flowers parked in front of a white picket fence. The bicycle has a brown saddle and a rear rack. The basket is filled with pink flowers and greenery. The fence is white with decorative posts. The background shows a building and trees.

RayWhite.

**Statement
of
information**

101/611 SYDNEY ROAD, BRUNSWICK, VIC 3056
PREPARED BY MATTHEW SCHROEDER, RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

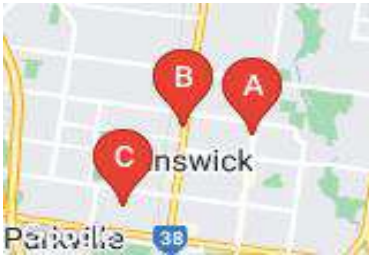
101/611 SYDNEY ROAD, BRUNSWICK, VIC  2  1  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$460,000**

Provided by: Matthew Schroeder, Ray White Brunswick

MEDIAN SALE PRICE



BRUNSWICK, VIC, 3056

Suburb Median Sale Price (Unit)

\$520,000

01 October 2022 to 30 September 2023

Provided by: 

COMPARABLE PROPERTIES

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.

402/457-459 LYGON ST, BRUNSWICK EAST,  2  1  1

Sale Price

***\$465,000**

Sale Date: 30/10/2023

Distance from Property: 914m

104/611 SYDNEY RD, BRUNSWICK, VIC 3056  2  1  1

Sale Price

\$440,000

Sale Date: 24/10/2023

Distance from Property: 0m

56/108-124 UNION ST, BRUNSWICK, VIC 3056  2  1  1

Sale Price

\$462,500

Sale Date: 26/08/2023

Distance from Property: 1.4km

This report has been compiled on 16/12/2023 by Ray White Brunswick. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

101/611 SYDNEY ROAD, BRUNSWICK, VIC 3056

Indicative selling price

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

Single Price: \$460,000


Median sale price

Median price: \$520,000

Property type: Unit

Suburb: BRUNSWICK

Period: 01 October 2022 to 30 September 2023

Source: 

Comparable property sales

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
402/457-459 LYGON ST, BRUNSWICK EAST, VIC 3057	*\$465,000	30/10/2023
104/611 SYDNEY RD, BRUNSWICK, VIC 3056	\$440,000	24/10/2023
56/108-124 UNION ST, BRUNSWICK, VIC 3056	\$462,500	26/08/2023

This Statement of Information was prepared on: 16/12/2023