

## 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

8/1 Mitchell 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

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Dec 2019

to

30 Nov 2020

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

9/2 McKay Street Coburg VIC 3058	\$330,000	30-Jun-20
1/39 Davies Street Brunswick VIC 3056	\$319,999	08-Oct-20
5/102A Moreland Road Brunswick VIC 3056	\$300,000	31-Jul-20

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: 26 December 2020



**9/2 McKay Street Coburg VIC 3058** Sold Price **\$330,000** Sold Date **30-Jun-20**

 1  1  1

Distance **2.01km**



**1/39 Davies Street Brunswick VIC 3056** Sold Price **\$319,999** Sold Date **08-Oct-20**

 1  1  1

Distance **0.34km**



**5/102A Moreland Road Brunswick VIC 3056** Sold Price **\$300,000** Sold Date **31-Jul-20**

 1  1  1

Distance **0.52km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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