

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

18/825 Park Street, Brunswick VIC 3056

Indicative selling price

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

Range of between

\$580,000

&

\$640,000

Median sale price

Median unit price

\$572,750

Suburb

Brunswick VIC 3056

Period - From

Oct 2023

to

Sep 2024

Source

realestate.com.au

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
130/108-124 Union Street Brunswick VIC 3056	\$610,000	03/08/2024
12/202 The Avenue Parkville VIC 3052	\$667,000	27/07/2024
2/51 Union Street Brunswick VIC 3056	\$545,000	27/06/2024