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

42/337 Sydney Road, Brunswick Vic 3056

Indicative selling price

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For the meaning	of thie	nrica caa	consumer.vic.gov.au	underguoting
		price see	consumer.vic.gov.au	/ under quoting

Single price \$549,500

Median sale price

Median price	\$560,000	Pro	perty Type Uni	t		Suburb	Brunswick
Period - From	12/08/2020	to	11/08/2021	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	32/337-341 Sydney Rd BRUNSWICK 3056	\$540,000	24/02/2021
2	706/288 Albert St BRUNSWICK 3056	\$560,000	23/06/2021
3	114/34 Union St BRUNSWICK 3056	\$559,000	01/03/2021

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:

12/08/2021 14:17









Property Type: Apartment Agent Comments

John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$549,500 Median Unit Price 12/08/2020 - 11/08/2021: \$560,000

Comparable Properties



32/337-341 Sydney Rd BRUNSWICK 3056 (REI) Agent Comments



Price: \$540,000 Method: Sold Before Auction Date: 24/02/2021 Property Type: Apartment



706/288 Albert St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$560,000 Method: Private Sale Date: 23/06/2021 Property Type: Apartment



114/34 Union St BRUNSWICK 3056 (REI/VG)



(REI/VG) Agent Comments

Price: \$559,000 Method: Private Sale Date: 01/03/2021 Property Type: Apartment

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055





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