

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

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

Single price \$549,500

Median sale price

Median price \$560,000

Property Type Unit

Suburb Brunswick

Period - From 12/08/2020

to 11/08/2021

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	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

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) Agent Comments



Price: \$559,000

Method: Private Sale

Date: 01/03/2021

Property Type: Apartment