

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

608/601 SYDNEY ROAD BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$358,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Oct 2021

to

30 Sep 2022

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

109/4 BREESE STREET BRUNSWICK VIC 3056

\$360,000

29-Jul-22

205/747 SYDNEY ROAD BRUNSWICK VIC 3056

\$370,000

30-Aug-22

113/756 SYDNEY ROAD BRUNSWICK VIC 3056

-

02-Sep-22

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: 03 October 2022

Jonathon Arfi
M: 0402 500 999
E: Jonathon.arfi@brunswick.rh.com.au



**109/4 BREESE STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price ^{RS} **\$360,000** Sold Date **29-Jul-22**

Distance **0.08km**



**205/747 SYDNEY ROAD
BRUNSWICK VIC 3056**

1 1 1

Sold Price ^{RS} **\$370,000** Sold Date **30-Aug-22**

Distance **0.42km**



**113/756 SYDNEY ROAD
BRUNSWICK VIC 3056**

1 1 1

Sold Price ^{RS UN} **\$** Sold Date **02-Sep-22**

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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