

## 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

3/350-352 Brunswick Road 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2020

to

31 Jan 2021

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

326/68 Mt Alexander Road Travancore VIC 3032	\$775,000	12-Jan-21
1/117 Melville Road Brunswick West VIC 3055	\$741,500	06-Nov-20
35/191-193 Lygon Street Brunswick East VIC 3057	\$800,000	25-Nov-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: 23 February 2021



**326/68 Mt Alexander Road  
Travancore VIC 3032**

 3  2  2

Sold Price

<sup>RS</sup>

**\$775,000**

Sold Date

**12-Jan-21**

Distance

**1.35km**



**1/117 Melville Road Brunswick West  
VIC 3055**

 3  2  1

Sold Price

**\$741,500**

Sold Date

**06-Nov-20**

Distance

**1.83km**



**35/191-193 Lygon Street Brunswick  
East VIC 3057**

 3  2  2

Sold Price

<sup>RS</sup>

**\$800,000**

Sold Date

**25-Nov-20**

Distance

**1.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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