

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

1 DOWNS STREET 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

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,368,000

Property type

House

Suburb

Brunswick

Period-from

01 Jun 2021

to

31 May 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

99 SHAMROCK STREET BRUNSWICK WEST VIC 3055	\$1,460,000	13-Nov-21
3 FIFTH AVENUE BRUNSWICK VIC 3056	\$1,433,000	21-Oct-21
50 THISTLE STREET BRUNSWICK VIC 3056	\$1,490,000	15-Dec-21

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.~~

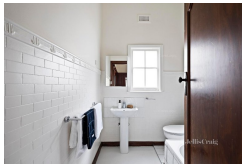
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**99 SHAMROCK STREET
BRUNSWICK WEST VIC 3055** 1  1  -Sold Price **\$1,460,000** Sold Date **13-Nov-21**Distance **0.21km****3 FIFTH AVENUE BRUNSWICK VIC
3056** 3  1  2Sold Price **\$1,433,000** Sold Date **21-Oct-21**Distance **0.28km****50 THISTLE STREET BRUNSWICK
VIC 3056** 1  3  2Sold Price **\$1,490,000** Sold Date **15-Dec-21**Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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