

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

109/8 Pottery Court, Brunswick Vic 3056

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Brunswick

Period - From

01/04/2020

to

31/03/2021

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	1/86 Heller St BRUNSWICK WEST 3055	\$555,000	01/04/2021
2	14/97 Brickworks Dr BRUNSWICK 3056	\$540,000	17/01/2021
3	26/99 Brickworks Dr BRUNSWICK 3056	\$540,000	30/10/2020

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:

21/04/2021 17:46

109/8 Pottery Court, Brunswick Vic 3056



 2  2  1

Property Type: Apartment
Land Size: 73 sqm approx
Agent Comments

Indicative Selling Price

\$550,000

Median Unit Price

Year ending March 2021: \$580,000

Comparable Properties



1/86 Heller St BRUNSWICK WEST 3055 (REI)

Agent Comments

 2  1  1

Price: \$555,000

Method: Sold Before Auction

Date: 01/04/2021

Property Type: Apartment



14/97 Brickworks Dr BRUNSWICK 3056 (VG)

Agent Comments

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Price: \$540,000

Method: Sale

Date: 17/01/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



26/99 Brickworks Dr BRUNSWICK 3056 (VG)

Agent Comments

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Price: \$540,000

Method: Sale

Date: 30/10/2020

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161