

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

7/35 STALEY 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Aug 2023

to

31 Jul 2024

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

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 5/30 COLLIER CRESCENT BRUNSWICK VIC 3056 | \$330,000 | 01-May-24 |
| | | |
| | | |

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: 06 August 2024



**5/30 COLLIER CRESCENT
BRUNSWICK VIC 3056**

 1  1  1

Sold Price

\$330,000

Sold Date

01-May-24

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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