

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

203/11-15 Brunswick Road Brunswick East VIC 3057

Indicative selling price

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

Single Price

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jan 2020

to

31 Dec 2020

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

201/26 Barkly Street Brunswick East VIC 3057	\$410,000	16-Oct-20
602/240-250 Lygon Street Brunswick East VIC 3057	\$450,000	05-Oct-20
312/408 Lygon Street Brunswick East VIC 3057	\$410,000	12-Nov-20

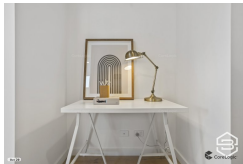
OR

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: 27 January 2021

**201/26 Barkly Street Brunswick East VIC 3057**

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Sold Price **\$410,000** Sold Date **16-Oct-20**Distance **0.09km****602/240-250 Lygon Street Brunswick East VIC 3057**

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Sold Price **\$450,000** Sold Date **05-Oct-20**Distance **1km****312/408 Lygon Street Brunswick East VIC 3057**

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Sold Price **\$410,000** Sold Date **12-Nov-20**Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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