

# 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

714/601 Sydney 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)

Single price

\$360,000

### Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

Brunswick

Period - From

01/04/2019

to

30/06/2019

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	615/601 Sydney Rd BRUNSWICK 3056	\$347,500	11/07/2019
2	37/97 Brickworks Dr BRUNSWICK 3056	\$343,000	01/04/2019
3	611/1 Lygon St BRUNSWICK 3056	\$340,000	28/08/2019

**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:

19/09/2019 14:18



**Property Type:** Unit

Agent Comments

## Comparable Properties



**615/601 Sydney Rd BRUNSWICK 3056 (REI/VG)**

Agent Comments



**Price:** \$347,500

**Method:** Private Sale

**Date:** 11/07/2019

**Rooms:** 2

**Property Type:** Apartment



**37/97 Brickworks Dr BRUNSWICK 3056 (REI/VG)**

Agent Comments



**Price:** \$343,000

**Method:** Private Sale

**Date:** 01/04/2019

**Rooms:** 2

**Property Type:** Apartment



**611/1 Lygon St BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$340,000

**Method:** Private Sale

**Date:** 28/08/2019

**Rooms:** 3

**Property Type:** Apartment