

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

102/17 Union Street, Brunswick Vic 3056

Indicative selling price

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

Single price

\$660,000

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Brunswick

Period - From

01/07/2021

to

30/09/2021

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	711/27 Wilson Av BRUNSWICK 3056	\$690,000	30/09/2021
2	106/27 Wilson Av BRUNSWICK 3056	\$680,000	22/12/2021
3	D201/42 Hutchinson St BRUNSWICK EAST 3057	\$660,000	17/11/2021

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:

19/01/2022 14:49

102/17 Union Street, Brunswick Vic 3056



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Property Type: Apartment

Land Size: 65 sqm approx

Agent Comments

Indicative Selling Price

\$660,000

Median Unit Price

September quarter 2021: \$625,000

Comparable Properties



711/27 Wilson Av BRUNSWICK 3056 (REI/VG)

Agent Comments

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Price: \$690,000

Method: Private Sale

Date: 30/09/2021

Property Type: Apartment



106/27 Wilson Av BRUNSWICK 3056 (REI)

Agent Comments

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Price: \$680,000

Method: Private Sale

Date: 22/12/2021

Property Type: Apartment



D201/42 Hutchinson St BRUNSWICK EAST 3057 (REI)

Agent Comments

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Price: \$660,000

Method: Sold Before Auction

Date: 17/11/2021

Property Type: Apartment

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



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