

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/221 Glenlyon Road, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$630,000

&

\$680,000

Median sale price

Median price

\$639,000

Property Type

Unit

Suburb

Brunswick East

Period - From

01/10/2021

to

30/09/2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	3/221 Glenlyon Rd BRUNSWICK EAST 3057	\$675,000	17/09/2022
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

10/01/2023 15:15



Property Type:
Agent Comments

Indicative Selling Price
\$630,000 - \$680,000

Median Unit Price
Year ending September 2022: \$639,000

Comparable Properties



3/221 Glenlyon Rd BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$675,000
Method: Auction Sale
Date: 17/09/2022
Property Type: Unit
Land Size: 131 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.