

# 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

902/597 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)

Range between \$390,000 & \$425,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Brunswick

Period - From 01/04/2020 to 31/03/2021 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	213/288 Albert St BRUNSWICK 3056	\$389,000	26/03/2021
2	213/33 Breese St BRUNSWICK 3056	\$387,500	08/03/2021
3	6105/172 Edward St BRUNSWICK EAST 3057	\$380,000	22/12/2020

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:

22/06/2021 09:22

902/597 Sydney Road, Brunswick Vic 3056



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$390,000 - \$425,000  
**Median Unit Price**  
Year ending March 2021: \$580,000

## Comparable Properties



**213/288 Albert St BRUNSWICK 3056 (REI)**

**Agent Comments**



**Price:** \$389,000  
**Method:** Private Sale  
**Date:** 26/03/2021  
**Property Type:** Apartment

**213/33 Breese St BRUNSWICK 3056 (VG)**

**Agent Comments**



**Price:** \$387,500  
**Method:** Sale  
**Date:** 08/03/2021  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**6105/172 Edward St BRUNSWICK EAST 3057 (REI/VG)**

**Agent Comments**



**Price:** \$380,000  
**Method:** Auction Sale  
**Date:** 22/12/2020  
**Property Type:** Apartment

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