

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

807/601 Sydney Road Brunswick VIC 3056

Indicative selling price

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

Single Price

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Sep 2018

to

31 Aug 2019

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

615/601 Sydney Road Brunswick VIC 3056	\$347,500	08-Jul-19
319/37-43 Breese Street Brunswick VIC 3056	\$360,500	29-Jun-19
37/97 Brickworks Drive Brunswick VIC 3056	\$343,000	16-Mar-19

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: 16 September 2019

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**615/601 Sydney Road Brunswick
VIC 3056**

Sold Price

\$347,500

Sold Date

08-Jul-19



1



1



1

Distance

-



**319/37-43 Breese Street Brunswick
VIC 3056**

Sold Price

^{RS}

\$360,500

Sold Date

29-Jun-19



1



1



1

Distance

0.13km



**37/97 Brickworks Drive Brunswick
VIC 3056**

Sold Price

\$343,000

Sold Date

16-Mar-19



1



1



1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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