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

213/496 Brunswick Street, Fitzroy North Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$550,000		&		\$580,000				
Median sale p	rice								
Median price	\$710,000	Pro	operty Type	Unit			Suburb	Fitzroy North	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1321/176 Edward St BRUNSWICK EAST 3057	\$558,888	08/03/2025
2	215/8 Lygon St BRUNSWICK EAST 3057	\$590,000	23/01/2025
3	8/496 Brunswick St FITZROY NORTH 3068	\$578,000	09/01/2025

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:

22/04/2025 12:51





Indicative Selling Price





State\$550,000 - \$580,000Property Type: ApartmentMedian Unit PriceAgent CommentsYear ending March 2025: \$710,000Year Built: 2014 Council Rate: \$1,164 PA. Body Corp fees: approx. \$4,730 PA.

Comparable Properties



▶ **2** ↓ 1 ↓ **2** ↓ 1 ↓ **2** ↓ 1 ↓ **Price:** \$558,888

1321/176 Edward St BRUNSWICK EAST 3057 (REI)

Method: Private Sale Date: 08/03/2025 Property Type: Apartment

215/8 Lygon St BRUNSWICK EAST 3057 (VG)

Agent Comments

Agent Comments



Price: \$590,000 Method: Sale Date: 23/01/2025 Property Type: Flat/Unit/Apartment (Res)



8/496 Brunswick St FITZROY NORTH 3068 (REI/VG) Age

1 2 **1 1**

Agent Comments

Price: \$578,000 Method: Private Sale Date: 09/01/2025 Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707



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