

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

8 Ballarat Street 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

or range
between

\$490,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/1 Davison Street Brunswick VIC 3056	\$1,300,000	16-Nov-20
3/1 Curtis Place Brunswick VIC 3056	\$1,330,000	11-Dec-21
3/606 Sydney Road Brunswick VIC 3056	\$630,000	23-Feb-22

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: 04 March 2022



2/1 Davison Street Brunswick VIC 3056

Sold Price

\$1,300,000

Sold Date **16-Nov-20**

2 2 -

Distance **0.41km**



3/1 Curtis Place Brunswick VIC 3056

Sold Price

\$1,330,000

Sold Date **11-Dec-21**

3 1 2

Distance **0.26km**



3/606 Sydney Road Brunswick VIC 3056

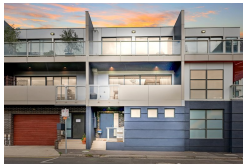
Sold Price

^{RS} **\$630,000**

Sold Date **23-Feb-22**

2 1 1

Distance **0.28km**



3F Florence Street Brunswick VIC 3056

Sold Price

\$949,000

Sold Date **22-Dec-20**

3 2 4

Distance **0.42km**



20 Rosser Street Brunswick VIC 3056

Sold Price

^{RS} **\$1,450,000**

Sold Date **25-Jan-22**

3 1 1

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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