

# 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

101/800 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 \$365,000 & \$395,000

### Median sale price

Median price \$540,000 Property Type Unit Suburb Brunswick

Period - From 11/07/2023 to 10/07/2024 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	101/26 Breese St BRUNSWICK 3056	\$395,000	18/06/2024
2	602/812 Sydney Rd BRUNSWICK 3056	\$372,000	02/05/2024
3	809/597-605 Sydney Rd BRUNSWICK 3056	\$370,000	01/04/2024

**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:

11/07/2024 09:16



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$365,000 - \$395,000

Median Unit Price

11/07/2023 - 10/07/2024: \$540,000

## Comparable Properties



101/26 Breese St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 18/06/2024

Property Type: Apartment



602/812 Sydney Rd BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$372,000

Method: Private Sale

Date: 02/05/2024

Property Type: Apartment



809/597-605 Sydney Rd BRUNSWICK 3056 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 01/04/2024

Property Type: Apartment

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