

## 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

18 ECKERSALL STREET BRUNSWICK VIC 3056

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

House

Suburb

Brunswick

Period-from

01 Sep 2021

to

31 Aug 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 40 TINNING STREET BRUNSWICK VIC 3056  | \$1,200,000 | 13-May-22 |
| 48 DONALD STREET BRUNSWICK VIC 3056   | \$1,200,000 | 02-Apr-22 |
| 77 MITCHELL STREET BRUNSWICK VIC 3056 | \$894,000   | 26-Jul-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: 16 September 2022

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## 40 TINNING STREET BRUNSWICK VIC 3056

Sold Price

<sup>RS</sup>

**\$1,200,000**

Sold Date

**13-May-22**

3

1

1

Distance

**0.51km**



## 48 DONALD STREET BRUNSWICK VIC 3056

Sold Price

**\$1,200,000**

Sold Date

**02-Apr-22**

3

1

1

Distance

**0.58km**



## 77 MITCHELL STREET BRUNSWICK VIC 3056

Sold Price

**\$894,000**

Sold Date

**26-Jul-22**

3

1

1

Distance

**0.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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