

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

43/108-124 Union 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Oct 2020

to

30 Sep 2021

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

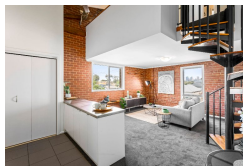
Date of sale

20/1 Pottery Court Brunswick VIC 3056	\$445,000	24-Apr-21
9/2 Pottery Court Brunswick VIC 3056	\$420,750	10-Jun-21
9/159-163 Union Street Brunswick West VIC 3055	\$410,000	15-Jul-21

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: 19 October 2021

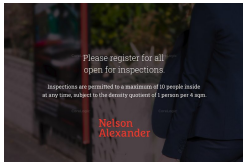


20/1 Pottery Court Brunswick VIC 3056

Sold Price **\$445,000** Sold Date **24-Apr-21**

 1  1  1

Distance **0.31km**



9/2 Pottery Court Brunswick VIC 3056

Sold Price **\$420,750** Sold Date **10-Jun-21**

 1  1  1

Distance **0.31km**



9/159-163 Union Street Brunswick West VIC 3055

Sold Price **\$410,000** Sold Date **15-Jul-21**

 1  1  1

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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