

## 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

21 Heller 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

\$2,200,000.00

~~or range  
between~~

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,207,000

Property type

House

Suburb

Brunswick

Period-from

01 Sep 2020

to

31 Aug 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

34 Heller Street Brunswick VIC 3056	\$1,921,000	05-Jun-21
39 Gray Street Brunswick VIC 3056	\$2,437,000	29-Apr-21
929 Park Street Brunswick West VIC 3055	\$2,400,000	18-Mar-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.~~

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**34 Heller Street Brunswick VIC 3056**

Sold Price **\$1,921,000** Sold Date **05-Jun-21**

4 2 1

Distance **0.11km**



**39 Gray Street Brunswick VIC 3056**

Sold Price **\$2,437,000** Sold Date **29-Apr-21**

4 1 2

Distance **0.23km**



**929 Park Street Brunswick West VIC 3055**

Sold Price **\$2,400,000** Sold Date **18-Mar-21**

5 3 2

Distance **0.69km**

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

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