

## 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

111/6-8 Gamble Street Brunswick East VIC 3057

### 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

\$395,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Apr 2019

to

31 Mar 2020

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

318/24 Barkly Street Brunswick East VIC 3057	\$405,000	29-Nov-19
408/304-310 Lygon Street Brunswick East VIC 3057	\$395,000	18-Jul-19
509/29 Nicholson Street Brunswick East VIC 3057	\$375,000	28-Nov-19

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: 22 April 2020



### 318/24 Barkly Street Brunswick East VIC 3057

 1
  1
  1

Sold Price

**\$405,000**

Sold Date

**29-Nov-19**

Distance

**0.61km**


### 408/304-310 Lygon Street Brunswick East VIC 3057

 1
  1
  1

Sold Price

**\$395,000**

Sold Date

**18-Jul-19**

Distance

**0.63km**


### 509/29 Nicholson Street Brunswick East VIC 3057

 1
  1
  1

Sold Price

**\$375,000**

Sold Date

**28-Nov-19**

Distance

**0.68km**

RS = Recent sale

UN = Undisclosed Sale

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