

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

517/601 SYDNEY ROAD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,500

Property type

Unit

Suburb

Brunswick

Period-from

01 May 2022

to

30 Apr 2023

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

409/33-35 BREESE STREET BRUNSWICK VIC 3056	\$465,000	02-Mar-23
504/33-35 BREESE STREET BRUNSWICK VIC 3056	\$423,000	11-Mar-23
603/812 SYDNEY ROAD BRUNSWICK VIC 3056	\$405,000	01-May-23

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: 29 May 2023

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409/33-35 BREESE STREET BRUNSWICK VIC 3056

1 1 1

Sold Price **\$465,000** Sold Date **02-Mar-23**

Distance **0.1km**



504/33-35 BREESE STREET BRUNSWICK VIC 3056

1 1 1

Sold Price **\$423,000** Sold Date **11-Mar-23**

Distance **0.1km**



603/812 SYDNEY ROAD BRUNSWICK VIC 3056

1 1 1

Sold Price ^{RS} **\$405,000** ^{UN} Sold Date **01-May-23**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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