

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

202/148 Brunswick 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Nov 2020

to

31 Oct 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

15/76-78 Edward Street Brunswick VIC 3056	\$387,000	22-Jun-21
714/288 Albert Street Brunswick VIC 3056	\$415,000	02-Jul-21
411/37-43 Breese Street Brunswick VIC 3056	\$410,000	05-Oct-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: 25 November 2021



**15/76-78 Edward Street Brunswick
VIC 3056**

Sold Price

\$387,000

Sold Date

22-Jun-21

 1  1  1

Distance

0.4km



**714/288 Albert Street Brunswick
VIC 3056**

Sold Price

\$415,000

Sold Date

02-Jul-21

 1  1  1

Distance

1km



**411/37-43 Breese Street Brunswick
VIC 3056**

Sold Price

^{RS} **\$410,000**

Sold Date

05-Oct-21

 1  1  1

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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