

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

21/74 TINNING 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

\$710,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2022

to

31 Mar 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

2B CAMPBELL STREET COBURG VIC 3058	\$725,000	12-Jan-23
6/117 MELVILLE ROAD BRUNSWICK WEST VIC 3055	\$745,000	15-Dec-22
401/17 UNION STREET BRUNSWICK VIC 3056	\$770,000	19-Jan-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: 19 April 2023

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**2B CAMPBELL STREET COBURG
VIC 3058**

3 1 1

Sold Price **\$725,000** Sold Date **12-Jan-23**

Distance **0.86km**



**6/117 MELVILLE ROAD
BRUNSWICK WEST VIC 3055**

3 2 2

Sold Price **\$745,000** Sold Date **15-Dec-22**

Distance **1.2km**



**401/17 UNION STREET
BRUNSWICK VIC 3056**

2 2 1

Sold Price **\$770,000** Sold Date **19-Jan-23**

Distance **1.75km**

RS = Recent sale UN = Undisclosed Sale

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