

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

4/20 UNION 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2023

to

31 Dec 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

206/213-219 BRUNSWICK ROAD BRUNSWICK VIC 3056	\$675,000	12-Aug-23
2/2 POTTERY COURT BRUNSWICK VIC 3056	\$660,000	14-Dec-23
2/92 PEARSON STREET BRUNSWICK WEST VIC 3055	\$690,000	09-Dec-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: 31 January 2024



**206/213-219 BRUNSWICK ROAD
BRUNSWICK VIC 3056**

Sold Price

\$675,000

Sold Date

12-Aug-23

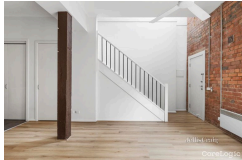
2

2

1

Distance

0.45km



**2/2 POTTERY COURT BRUNSWICK
VIC 3056**

Sold Price

\$660,000

Sold Date

14-Dec-23

2

1

1

Distance

0.67km



**2/92 PEARSON STREET
BRUNSWICK WEST VIC 3055**

Sold Price

^{RS} **\$690,000**

Sold Date

09-Dec-23

2

1

1

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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