

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

8/80 DAWSON 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

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 May 2024

to

30 Apr 2025

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

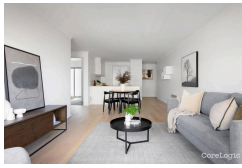
Date of sale

5/6 POTTERY COURT BRUNSWICK VIC 3056	\$605,000	14-Mar-25
24/99 BRICKWORKS DRIVE BRUNSWICK VIC 3056	\$625,000	26-Feb-25
104/108-124 UNION STREET BRUNSWICK VIC 3056	\$600,000	24-Apr-25

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: 14 May 2025

**5/6 POTTERY COURT BRUNSWICK
VIC 3056**

2 1 1

Sold Price

\$605,000

Sold Date

14-Mar-25

Distance

0.09km**24/99 BRICKWORKS DRIVE
BRUNSWICK VIC 3056**

2 1 1

Sold Price

^{RS} **\$625,000**

Sold Date

26-Feb-25

Distance

0.05km**104/108-124 UNION STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price

^{RS} **\$600,000**

Sold Date

24-Apr-25

Distance

0.33km**RS** = Recent sale**UN** = Undisclosed Sale

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