

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

217/1 Brunswick Road Brunswick East VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Mar 2020

to

28 Feb 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

211/29 Nicholson Street Brunswick East VIC 3057	\$385,000	20-Dec-19
509/29 Nicholson Street Brunswick East VIC 3057	\$375,000	28-Nov-19
2/31 Brunswick Road Brunswick East VIC 3057	\$380,000	15-Aug-19

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: 26 March 2021



**211/29 Nicholson Street Brunswick
East VIC 3057**

 1
  1
  1

Sold Price

\$385,000

Sold Date

20-Dec-19

Distance

0.03km



**509/29 Nicholson Street Brunswick
East VIC 3057**

 1
  1
  1

Sold Price

\$375,000

Sold Date

28-Nov-19

Distance

0.03km



**2/31 Brunswick Road Brunswick
East VIC 3057**

 1
  1
  1

Sold Price

\$380,000

Sold Date

15-Aug-19

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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