

## 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

808 Sydney Road Brunswick VIC 3056

### Indicative selling price

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

Single Price

\$589,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Dec 2019

to

30 Nov 2020

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

105/776 Sydney Road Brunswick VIC 3056	\$599,000	14-Oct-20
110/776 Sydney Road Brunswick VIC 3056	\$585,000	30-Jun-20
909/601 Sydney Road Brunswick VIC 3056	\$580,000	28-Jul-20

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: 03 December 2020

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**105/776 Sydney Road Brunswick  
VIC 3056**

2 2 1

Sold Price

<sup>RS</sup> **\$599,000** Sold Date **14-Oct-20**

Distance **0.12km**



**110/776 Sydney Road Brunswick  
VIC 3056**

2 2 1

Sold Price

**\$585,000** Sold Date **30-Jun-20**

Distance **0.12km**



**909/601 Sydney Road Brunswick  
VIC 3056**

2 2 1

Sold Price

**\$580,000** Sold Date **28-Jul-20**

Distance **0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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