

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

20/29 Nunan Street 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

or range
between

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jan 2020

to

31 Dec 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













2/142A Mitchell Street Brunswick East VIC 3057	-	04-Dec-20
4 Mill Place Coburg VIC 3058	\$790,000	12-Dec-20
2/87 Stewart Street Brunswick VIC 3056	\$905,000	09-Jan-21

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.~~

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	2/142A Mitchell Street Brunswick East VIC 3057	Sold Price	^{RS} - Sold Date 04-Dec-20
 3  2  2	Distance 0.28km		
	4 Mill Place Coburg VIC 3058	Sold Price	^{RS} \$790,000 Sold Date 12-Dec-20
 3  1  2	Distance 0.61km		
	2/87 Stewart Street Brunswick VIC 3056	Sold Price	^{RS} \$905,000 Sold Date 09-Jan-21
 3  2  2	Distance 0.96km		

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

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