

## 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

107/776 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

\$599,000

or range  
between

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2019

to

31 Jan 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

36/45-47 De Carle Street Brunswick VIC 3056	\$581,000	21-Sep-19
301/6 Sydney Road Coburg VIC 3058	\$675,000	21-Jan-20
2/449A Lygon Street Brunswick East VIC 3057	\$635,000	25-Jan-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.~~

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**36/45-47 De Carle Street  
Brunswick VIC 3056**

2 1 1

Sold Price **\$581,000** Sold Date **21-Sep-19**

Distance **0.11km**



**301/6 Sydney Road Coburg VIC  
3058**

2 1 1

Sold Price **\$675,000** Sold Date **21-Jan-20**

Distance **0.41km**



**2/449A Lygon Street Brunswick  
East VIC 3057**

2 1 2

Sold Price **\$635,000** Sold Date **25-Jan-20**

Distance **0.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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