

## 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

909/601 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

\$579,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jul 2019

to

30 Jun 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

301/8-38 Percy Street Brunswick VIC 3056	\$585,000	12-Dec-19
103/10 Beith Street Brunswick VIC 3056	\$590,000	08-Mar-20
111/213-219 Brunswick Road Brunswick VIC 3056	\$685,000	30-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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**301/8-38 Percy Street Brunswick VIC 3056**

2 2 1

Sold Price

**\$585,000**

Sold Date

**12-Dec-19**

Distance

**0.4km**



**103/10 Beith Street Brunswick VIC 3056**

2 2 1

Sold Price

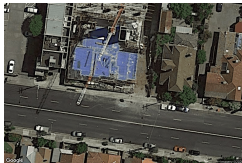
**\$590,000**

Sold Date

**08-Mar-20**

Distance

**0.68km**



**111/213-219 Brunswick Road Brunswick VIC 3056**

2 2 1

Sold Price

**\$685,000**

Sold Date

**30-Jan-20**

Distance

**1.59km**

RS = Recent sale

UN = Undisclosed Sale

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