

# 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

1/149 Union Street, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,305,000 Property Type House Suburb Brunswick

Period - From 01/10/2023 to 31/12/2023 Source REIV

### 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 six 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
1	7 Wilkinson St BRUNSWICK 3056	\$1,225,000	09/12/2023
2	23 Wilkinson St BRUNSWICK 3056	\$1,275,000	11/11/2023
3	122 Pearson St BRUNSWICK WEST 3055	\$1,275,000	16/12/2023

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 six months.~~

This Statement of Information was prepared on: 19/03/2024 17:10



**Property Type:** House (Res)

**Land Size:** 208 sqm approx

Agent Comments

## Comparable Properties



**7 Wilkinson St BRUNSWICK 3056 (REI/VG)**

Agent Comments



**Price:** \$1,225,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 244 sqm approx



**23 Wilkinson St BRUNSWICK 3056 (REI/VG)**

Agent Comments



**Price:** \$1,275,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** House (Res)

**Land Size:** 245 sqm approx



**122 Pearson St BRUNSWICK WEST 3055 (REI/VG)**

Agent Comments



**Price:** \$1,275,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 297 sqm approx