

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

1/216 GLENLYON ROAD 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

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Dec 2022

to

30 Nov 2023

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

5 MINNIE STREET BRUNSWICK VIC 3056	\$1,280,000	15-Jun-23
33A QUEEN STREET BRUNSWICK EAST VIC 3057	\$1,280,000	29-Jul-23
65 AMELIA STREET BRUNSWICK VIC 3056	\$1,180,000	29-Aug-23

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: 13 December 2023



5 MINNIE STREET BRUNSWICK VIC 3056 Sold Price **\$1,280,000** Sold Date **15-Jun-23**

3 1 2

Distance **0.69km**



33A QUEEN STREET BRUNSWICK EAST VIC 3057 Sold Price Sold Date **29-Jul-23**

3 2 2

Distance **0.88km**



65 AMELIA STREET BRUNSWICK VIC 3056 Sold Price **\$1,180,000** Sold Date **29-Aug-23**

3 2 2

Distance **0.92km**

RS = Recent sale UN = Undisclosed Sale

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