

# 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

1/33 Austral Avenue, 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 \$650,000 & \$700,000

### Median sale price

Median price \$570,000 Property Type Unit Suburb Brunswick

Period - From 15/03/2023 to 14/03/2024 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	6/171 Edward St BRUNSWICK 3056	\$720,000	02/03/2024
2	1/134 Mitchell St BRUNSWICK EAST 3057	\$620,000	07/03/2024
3	6/447 Brunswick Rd BRUNSWICK WEST 3055	\$614,500	24/02/2024

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: 15/03/2024 11:26



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 13 sqm approx

Agent Comments

## Comparable Properties



**6/171 Edward St BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$720,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** Unit



**1/134 Mitchell St BRUNSWICK EAST 3057 (REI)**

Agent Comments



**Price:** \$620,000

**Method:** Sold Before Auction

**Date:** 07/03/2024

**Property Type:** Apartment



**6/447 Brunswick Rd BRUNSWICK WEST 3055 (REI)**

Agent Comments



**Price:** \$614,500

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Unit