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

106/2a Michael Street, Brunswick Vic 3056

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|------------|-----|-------------|------|-----------|------|--------|-----------|--|--|
| Range betweer | \$270,000 | | & | | \$290,000 | | | | | |
| Median sale pi | rice | | | | | | | | | |
| Median price | \$590,000 | Pro | operty Type | Unit | | | Suburb | Brunswick | | |
| Period - From | 01/10/2023 | to | 31/12/2023 | | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|----------------------------------|-----------|--------------|
| 1 | 3/82 Cade Way PARKVILLE 3052 | \$298,000 | 15/12/2023 |
| 2 | 302/747 Sydney Rd BRUNSWICK 3056 | \$298,000 | 22/12/2023 |
| 3 | 210/1 Lygon St BRUNSWICK 3056 | \$285,000 | 09/11/2023 |

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:

02/04/2024 11:25









Property Type: Apartment Agent Comments

Cameron Pritchard 03 9387 5888 0408 037 482 cameronpritchard@jelliscraig.com.au

> Indicative Selling Price \$270,000 - \$290,000 Median Unit Price December quarter 2023: \$590,000

Comparable Properties



3/82 Cade Way PARKVILLE 3052 (REI/VG)



Price: \$298,000 Method: Private Sale Date: 15/12/2023 Property Type: Apartment Agent Comments



302/747 Sydney Rd BRUNSWICK 3056 (REI/VG) Agent Comments

Price: \$298,000 Method: Private Sale Date: 22/12/2023

Property Type: Apartment



210/1 Lygon St BRUNSWICK 3056 (REI/VG)



Agent Comments

Price: \$285,000 Method: Private Sale Date: 09/11/2023 Property Type: Apartment

Account - Jellis Craig | P: 03 9387 5888



propertydata

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