

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

107/8 Pottery Court, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$355,000 & \$390,000

Median sale price

Median price \$579,000 Property Type Unit Suburb Brunswick

Period - From 01/04/2023 to 31/03/2024 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	212/2a Michael St BRUNSWICK 3056	\$390,000	05/12/2023
2	D311/460 Victoria St BRUNSWICK 3056	\$385,000	22/12/2023
3	102/10 Dods St BRUNSWICK 3056	\$380,000	11/12/2023

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:

02/05/2024 13:57

107/8 Pottery Court, Brunswick Vic 3056

Lisa Roberts

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Indicative Selling Price

\$355,000 - \$390,000

Median Unit Price

Year ending March 2024: \$579,000



Property Type:

Agent Comments

Comparable Properties



212/2a Michael St BRUNSWICK 3056 (REI/VG) Agent Comments



Price: \$390,000

Method: Private Sale

Date: 05/12/2023

Property Type: Apartment



D311/460 Victoria St BRUNSWICK 3056 (VG) Agent Comments



Price: \$385,000

Method: Sale

Date: 22/12/2023

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



102/10 Dods St BRUNSWICK 3056 (REI/VG) Agent Comments



Price: \$380,000

Method: Private Sale

Date: 11/12/2023

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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