

# 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

11/149-151 Glenlyon Road, Brunswick East Vic 3057

### Indicative selling price

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

Range between \$480,000 & \$515,000

### Median sale price

Median price \$620,500 Property Type Unit Suburb Brunswick East

Period - From 01/01/2024 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	1/6 Methven St BRUNSWICK EAST 3057	\$515,000	10/03/2024
2	411/756 Sydney Rd BRUNSWICK 3056	\$500,000	19/01/2024
3	124/21 Village Av BRUNSWICK EAST 3057	\$500,000	12/12/2023

**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:

26/04/2024 09:03



**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$480,000 - \$515,000  
**Median Unit Price**  
March quarter 2024: \$620,500

## Comparable Properties



**1/6 Methven St BRUNSWICK EAST 3057 (REI)** **Agent Comments**



**Price:** \$515,000  
**Method:** Sold Before Auction  
**Date:** 10/03/2024  
**Property Type:** Apartment



**411/756 Sydney Rd BRUNSWICK 3056 (VG)** **Agent Comments**



**Price:** \$500,000  
**Method:** Sale  
**Date:** 19/01/2024  
**Property Type:** Flat/Unit/Apartment (Res)

**124/21 Village Av BRUNSWICK EAST 3057 (VG)** **Agent Comments**



**Price:** \$500,000  
**Method:** Sale  
**Date:** 12/12/2023  
**Property Type:** Flat/Unit/Apartment (Res)