

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

11/97 BRICKWORKS DRIVE BRUNSWICK VIC 3056

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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Nov 2022

to

31 Oct 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

15/97 BRICKWORKS DRIVE BRUNSWICK VIC 3056	\$540,000	22-Jun-23
111/34 UNION STREET BRUNSWICK VIC 3056	\$570,000	10-Jul-23
302/34 UNION STREET BRUNSWICK VIC 3056	\$600,000	11-Oct-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: 14 November 2023



**15/97 BRICKWORKS DRIVE
 BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$540,000** Sold Date **22-Jun-23**

Distance **0km**



**111/34 UNION STREET BRUNSWICK
 VIC 3056**

 2  1  1

Sold Price **\$570,000** Sold Date **10-Jul-23**

Distance **0.63km**



**302/34 UNION STREET
 BRUNSWICK VIC 3056**

 2  1  1

Sold Price ^{RS} **\$600,000** Sold Date **11-Oct-23**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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