

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 Dianella Walkway, Brunswick East Vic 3057

Indicative selling price

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

Single price \$739,000

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 | 14/29 Nunan St BRUNSWICK EAST 3057 | \$780,000 | 02/03/2024 |
| 2 | 6/171 Edward St BRUNSWICK 3056 | \$720,000 | 02/03/2024 |
| 3 | 1/119 Rushall Cr FITZROY NORTH 3068 | \$705,500 | 07/03/2024 |

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:

13/05/2024 15:26



Property Type:

Agent Comments

Comparable Properties



14/29 Nunan St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$780,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Apartment



6/171 Edward St BRUNSWICK 3056 (REI) Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Unit



1/119 Rushall Cr FITZROY NORTH 3068 (REI) Agent Comments



Price: \$705,500

Method: Auction Sale

Date: 07/03/2024

Property Type: Townhouse (Res)