

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

12/1 POTTERY COURT 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2023

to

31 Jan 2024

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

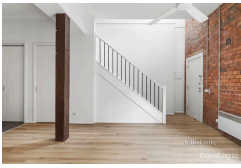
2/2 POTTERY COURT BRUNSWICK VIC 3056	\$660,000	14-Dec-23
35/174-176 VICTORIA STREET BRUNSWICK VIC 3056	\$475,000	16-Dec-23
11/97 BRICKWORKS DRIVE BRUNSWICK VIC 3056	\$550,000	24-Nov-23

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: 01 February 2024

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**2/2 POTTERY COURT BRUNSWICK
 VIC 3056**

2 1 1

Sold Price **\$660,000** Sold Date **14-Dec-23**

Distance **0.03km**



**35/174-176 VICTORIA STREET
 BRUNSWICK VIC 3056**

2 1 -

Sold Price ^{RS} **\$475,000** Sold Date **16-Dec-23**

Distance **1.48km**



**11/97 BRICKWORKS DRIVE
 BRUNSWICK VIC 3056**

2 1 1

Sold Price **\$550,000** Sold Date **24-Nov-23**

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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