

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

121/8 BALLARAT STREET 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|--|-----------|-----------|
| 208/8 BALLARAT STREET BRUNSWICK VIC 3056 | \$560,000 | 25-Jan-24 |
| 110/611 SYDNEY ROAD BRUNSWICK VIC 3056 | \$600,000 | 05-Jan-24 |
| 202/811 PARK STREET BRUNSWICK VIC 3056 | \$573,000 | 21-Dec-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: 15 April 2024

**208/8 BALLARAT STREET
BRUNSWICK VIC 3056**

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Sold Price ^{RS} **\$560,000** Sold Date **25-Jan-24**Distance **0km****110/611 SYDNEY ROAD
BRUNSWICK VIC 3056**

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Sold Price **\$600,000** Sold Date **05-Jan-24**Distance **0.37km****202/811 PARK STREET
BRUNSWICK VIC 3056**

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Sold Price **\$573,000** Sold Date **21-Dec-23**Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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