

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

127C/21 VILLAGE AVENUE BRUNSWICK EAST VIC 3057

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

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jun 2023

to

31 May 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

331/21 VILLAGE AVENUE BRUNSWICK EAST VIC 3057	\$525,000	03-Feb-24
205/41 MILLER STREET BRUNSWICK EAST VIC 3057	\$525,000	08-Aug-23
124/21 VILLAGE AVENUE BRUNSWICK EAST VIC 3057	\$500,000	12-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: 27 June 2024



**331/21 VILLAGE AVENUE
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price **\$525,000** Sold Date **03-Feb-24**

Distance **0.02km**



**205/41 MILLER STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price Sold Date **08-Aug-23**

Distance **0.45km**



**124/21 VILLAGE AVENUE
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price **\$500,000** Sold Date **12-Dec-23**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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