

# 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

13A Union Street, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,175,000

&

\$1,275,000

### Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Brunswick

Period - From

01/04/2023

to

30/06/2023

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	25/5 Evans St BRUNSWICK 3056	\$1,201,000	16/03/2023
2	124 Hope St BRUNSWICK 3056	\$1,320,000	27/01/2023
3	1/308 Brunswick Rd BRUNSWICK 3056	\$1,400,000	05/06/2023

**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:

26/07/2023 14:26



 4  2  2

**Property Type:** House (Res)

**Land Size:** 382 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,175,000 - \$1,275,000

**Median House Price**

June quarter 2023: \$1,350,000

## Comparable Properties



25/5 Evans St BRUNSWICK 3056 (REI/VG)

Agent Comments

 3  2  1

**Price:** \$1,201,000

**Method:** Sold Before Auction

**Date:** 16/03/2023

**Property Type:** Townhouse (Res)

**Land Size:** 121 sqm approx



124 Hope St BRUNSWICK 3056 (REI/VG)

Agent Comments

 3  2  1

**Price:** \$1,320,000

**Method:** Sold Before Auction

**Date:** 27/01/2023

**Property Type:** House (Res)

**Land Size:** 188 sqm approx



1/308 Brunswick Rd BRUNSWICK 3056 (REI)

Agent Comments

 3  2  2

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 05/06/2023

**Property Type:** Townhouse (Single)