

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

2/116 TINNING 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

or range
between

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2023

to

31 Dec 2023

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

1/28 CASSELS ROAD BRUNSWICK VIC 3056	\$630,000	20-Sep-23
2/92 PEARSON STREET BRUNSWICK WEST VIC 3055	\$690,000	09-Dec-23
5/23 MITCHELL STREET BRUNSWICK VIC 3056	\$695,000	18-Jul-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 January 2024



**1/28 CASSELS ROAD BRUNSWICK
VIC 3056**

 2  1  1

Sold Price

\$630,000

Sold Date **20-Sep-23**

Distance **0.45km**



**2/92 PEARSON STREET
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price

^{RS} **\$690,000**

Sold Date **09-Dec-23**

Distance **0.69km**



**5/23 MITCHELL STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price

\$695,000

Sold Date **18-Jul-23**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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