

# 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

2/675 Park 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 \$380,000 & \$410,000

### Median sale price

Median price \$500,000 Property Type Unit Suburb Brunswick

Period - From 16/11/2022 to 15/11/2023 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	2/35-37 Eveline St BRUNSWICK 3056	\$420,000	03/11/2023
2	7/841 Park St BRUNSWICK 3056	\$400,000	28/08/2023
3	7/304 Brunswick Rd BRUNSWICK 3056	\$390,000	19/10/2023

**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:

16/11/2023 09:22



**Rooms:** 3

**Property Type:**

Agent Comments

## Comparable Properties



**2/35-37 Eveline St BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$420,000

**Method:** Private Sale

**Date:** 03/11/2023

**Property Type:** Apartment



**7/841 Park St BRUNSWICK 3056 (REI/VG)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 28/08/2023

**Property Type:** Apartment



**7/304 Brunswick Rd BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$390,000

**Method:** Private Sale

**Date:** 19/10/2023

**Property Type:** Apartment