

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

3/1-9 O'Connor Street, Brunswick East Vic 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$790,000

 &

\$840,000

Median sale price

Median price

\$500,000

 Property Type

Unit

 Suburb

Brunswick East

Period - From

01/10/2023

 to

31/12/2023

 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	110/269 Stewart St BRUNSWICK EAST 3057	\$815,000	21/01/2024
2	G19/1-3 Dods St BRUNSWICK 3056	\$800,000	15/12/2023
3	7/815 Park St BRUNSWICK 3056	\$790,000	02/12/2023

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:

07/02/2024 16:04



Property Type: Unit

Agent Comments

Comparable Properties



110/269 Stewart St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$815,000

Method: Private Sale

Date: 21/01/2024

Property Type: Apartment



G19/1-3 Dods St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 15/12/2023

Property Type: Apartment



7/815 Park St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 02/12/2023

Property Type: Apartment