

# 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

3/5 Church 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 \$450,000 & \$490,000

### Median sale price

Median price \$578,000 Property Type Unit Suburb Brunswick

Period - From 01/01/2024 to 31/03/2024 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	304/201 Albert St BRUNSWICK 3056	\$480,000	28/03/2024
2	206/623 Sydney Rd BRUNSWICK 3056	\$480,000	05/04/2024
3	416/127 Nicholson St BRUNSWICK EAST 3057	\$460,000	17/04/2024

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:

06/06/2024 09:09

3/5 Church Street, Brunswick Vic 3056



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$450,000 - \$490,000  
**Median Unit Price**  
March quarter 2024: \$578,000

## Comparable Properties



**304/201 Albert St BRUNSWICK 3056 (VG)**

Agent Comments



**Price:** \$480,000  
**Method:** Sale  
**Date:** 28/03/2024  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit

**206/623 Sydney Rd BRUNSWICK 3056 (VG)**

Agent Comments



**Price:** \$480,000  
**Method:** Sale  
**Date:** 05/04/2024  
**Property Type:** Flat/Unit/Apartment (Res)

**416/127 Nicholson St BRUNSWICK EAST 3057 (VG)**

Agent Comments



**Price:** \$460,000  
**Method:** Sale  
**Date:** 17/04/2024  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - McGrath South Yarra**



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