

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 3/695-697 Park Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$561,500 Property Type Unit Suburb Brunswick

Period - From 01/07/2023 to 30/09/2023 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	12/844 Lygon St CARLTON NORTH 3054	\$490,000	25/10/2023
2	8/12 Garton St PRINCES HILL 3054	\$452,500	20/05/2023
3	6/657 Brunswick St FITZROY NORTH 3068	\$410,000	11/08/2023

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: 03/11/2023 16:28



Rooms: 2

Property Type: Unit

Land Size: Strata sqm approx

Agent Comments

Comparable Properties



12/844 Lygon St CARLTON NORTH 3054 (REI) [Agent Comments](#)



Price: \$490,000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: Apartment



8/12 Garton St PRINCES HILL 3054 (REI/VG) [Agent Comments](#)



Price: \$452,500

Method: Auction Sale

Date: 20/05/2023

Property Type: Apartment



6/657 Brunswick St FITZROY NORTH 3068 (REI/VG) [Agent Comments](#)



Price: \$410,000

Method: Private Sale

Date: 11/08/2023

Property Type: Apartment