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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$410,000		&		\$450,000			
Median sale p	rice							
Median price	\$561,500	Pro	operty Type	Unit			Suburb	Brunswick
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ado	dress 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



3/695-697 Park Street, Brunswick Vic 3056



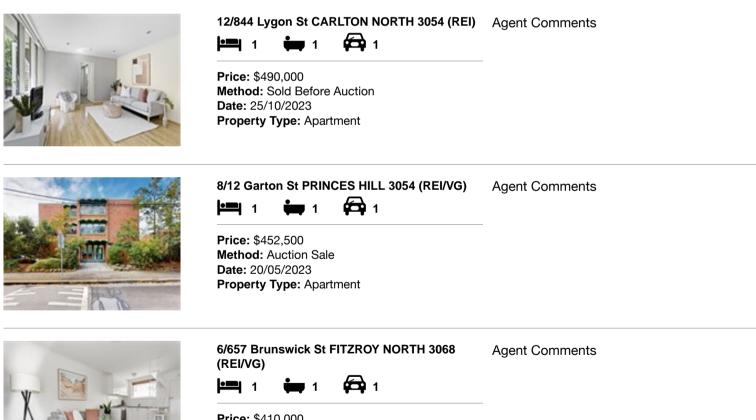
25.3 PARK STREET © MapTiler © OpenStreetMap contributors



Rooms: 2 Property Type: Unit Land Size: Strata sqm approx Agent Comments 0399899575 0413 252 395 trishdivito@jelliscraig.com.au Indicative Selling Price

\$410,000 - \$450,000 Median Unit Price September quarter 2023: \$561,500

Comparable Properties





Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



propertydata

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