

# 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

3/811 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)

Single price \$609,000

### Median sale price

Median price \$565,500

Property Type Unit

Suburb Brunswick

Period - From 14/03/2023

to 13/03/2024

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	6/447 Brunswick Rd BRUNSWICK WEST 3055	\$614,500	24/02/2024
2	202/811 Park St BRUNSWICK 3056	\$573,000	21/12/2023
3	15/10 Breese St BRUNSWICK 3056	\$527,000	24/01/2024

**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:

14/03/2024 08:54



**Property Type:** Apartment

**Land Size:** 0 sqm approx

Agent Comments

## Comparable Properties



**6/447 Brunswick Rd BRUNSWICK WEST 3055** Agent Comments  
(REI)



**Price:** \$614,500

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Unit



**202/811 Park St BRUNSWICK 3056 (REI)** Agent Comments



**Price:** \$573,000

**Method:** Private Sale

**Date:** 21/12/2023

**Property Type:** Unit



**15/10 Breese St BRUNSWICK 3056 (REI)** Agent Comments



**Price:** \$527,000

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** Townhouse (Single)