

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 305/808 Sydney Road, Brunswick Vic 3056

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$579,000

Property Type Unit

Suburb Brunswick

Period - From 01/04/2023

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	1.01/623 Sydney Rd BRUNSWICK 3056	\$570,000	18/04/2024
2	602/26 Breese St BRUNSWICK 3056	\$612,000	16/02/2024
3	512/601 Sydney Rd BRUNSWICK 3056	\$615,000	22/04/2024

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 15:37



Property Type: Apartment

Agent Comments

Comparable Properties



1.01/623 Sydney Rd BRUNSWICK 3056 (REI)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 18/04/2024

Property Type: Apartment



602/26 Breese St BRUNSWICK 3056 (VG)

Agent Comments



Price: \$612,000

Method: Sale

Date: 16/02/2024

Property Type: Flat/Unit/Apartment (Res)



512/601 Sydney Rd BRUNSWICK 3056 (REI)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 22/04/2024

Property Type: Apartment