

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

321/4 Ballarat Street, Brunswick Vic 3056

Indicative selling price

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

Single price

\$525,000

Median sale price

Median price

\$578,000

Property Type

Unit

Suburb

Brunswick

Period - From

01/01/2025

to

31/03/2025

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 | 203/65 Nicholson St BRUNSWICK EAST 3057 | \$525,000 | 11/02/2025 |
| 2 | 204/65 Nicholson St BRUNSWICK EAST 3057 | \$525,000 | 23/01/2025 |
| 3 | 301/201 Albert St BRUNSWICK 3056 | \$520,000 | 30/10/2024 |

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:

04/04/2025 11:29



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Indicative Selling Price

\$525,000

Median Unit Price

March quarter 2025: \$578,000



1 1 nil

Property Type: apartment

Land Size: nil sqm approx

Agent Comments

Comparable Properties



203/65 Nicholson St BRUNSWICK EAST 3057 (REI)

1 1 1

Price: \$525,000

Method: Private Sale

Date: 11/02/2025

Property Type: Apartment

Agent Comments

applicable new, latest sale comparison dwelling similar finish

204/65 Nicholson St BRUNSWICK EAST 3057 (VG)

1 - -

Price: \$525,000

Method: Sale

Date: 23/01/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

very similar with no bathroom



301/201 Albert St BRUNSWICK 3056 (REI/VG)

1 1 1

Price: \$520,000

Method: Private Sale

Date: 30/10/2024

Property Type: Apartment

Agent Comments

similar finish in very close vicinity to the area

Account - Jellis Craig | P: 03 9387 5888



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