

## 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

4/20 UNION 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

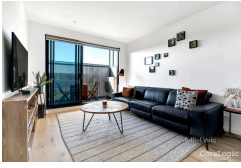
Date of sale

206/213-219 BRUNSWICK ROAD BRUNSWICK VIC 3056	\$675,000	12-Aug-23
2/2 POTTERY COURT BRUNSWICK VIC 3056	\$660,000	14-Dec-23
2/92 PEARSON STREET BRUNSWICK WEST VIC 3055	\$690,000	09-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 31 January 2024



**206/213-219 BRUNSWICK ROAD  
BRUNSWICK VIC 3056**

2 2 1

Sold Price

**\$675,000**

Sold Date

**12-Aug-23**

Distance

**0.45km**



**2/2 POTTERY COURT BRUNSWICK  
VIC 3056**

2 1 1

Sold Price

**\$660,000**

Sold Date

**14-Dec-23**

Distance

**0.67km**



**2/92 PEARSON STREET  
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**09-Dec-23**

Distance

**1.45km**

RS = Recent sale

UN = Undisclosed Sale

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