

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 4/80 Tinning Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$565,000 Property Type Unit Suburb Brunswick

Period - From 13/05/2023 to 12/05/2024 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	13/108-124 Union St BRUNSWICK 3056	\$832,000	10/05/2024
2	301/1 Wilson Av BRUNSWICK 3056	\$780,000	04/05/2024
3	4/2 Olive York Way BRUNSWICK WEST 3055	\$710,000	11/05/2024

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: 13/05/2024 12:20



Property Type: Townhouse
(Single)

Land Size: 107.308 sqm approx

Agent Comments

Comparable Properties



13/108-124 Union St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$832,000

Method: Sold Before Auction

Date: 10/05/2024

Property Type: Townhouse (Res)



301/1 Wilson Av BRUNSWICK 3056 (REI)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 04/05/2024

Property Type: Apartment



4/2 Olive York Way BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$710,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Townhouse (Res)