

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

404/3-5 Union Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$578,000 Property Type Unit Suburb Brunswick

Period - From 01/01/2024 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	102/240-250 Lygon St BRUNSWICK EAST 3057	\$590,000	18/03/2024
2	105/9 Florence St BRUNSWICK 3056	\$572,500	21/05/2024
3	701/8 Michael St BRUNSWICK 3056	\$550,000	01/02/2024

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:

09/07/2024 11:20



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

March quarter 2024: \$578,000

Comparable Properties



102/240-250 Lygon St BRUNSWICK EAST 3057 Agent Comments (REI)



Price: \$590,000

Method: Private Sale

Date: 18/03/2024

Property Type: Apartment



105/9 Florence St BRUNSWICK 3056 (REI/VG) Agent Comments



Price: \$572,500

Method: Private Sale

Date: 21/05/2024

Property Type: Apartment



701/8 Michael St BRUNSWICK 3056 (REI/VG) Agent Comments



Price: \$550,000

Method: Private Sale

Date: 01/02/2024

Property Type: Apartment

Land Size: 68 sqm approx