

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

5/1 Pottery Court, Brunswick Vic 3056

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$565,500

Property Type

Unit

Suburb

Brunswick

Period - From

14/03/2023

to

13/03/2024

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	13/76-78 Edward St BRUNSWICK 3056	\$400,000	06/02/2024
2	6/39-41 Murray St BRUNSWICK WEST 3055	\$340,000	29/02/2024
3	106/10 Pottery Ct BRUNSWICK 3056	\$340,000	02/11/2023

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:

14/03/2024 12:27



Property Type:

Agent Comments

Comparable Properties



13/76-78 Edward St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$400,000

Method: Sold Before Auction

Date: 06/02/2024

Property Type: Apartment



6/39-41 Murray St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 29/02/2024

Property Type: Unit



106/10 Pottery Ct BRUNSWICK 3056 (REI)

Agent Comments



Price: \$340,000

Method: Sold Before Auction

Date: 02/11/2023

Property Type: Unit