Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 504/1c Michael Street, Brunswick Vic 3056

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$395,000		&		\$434,500			
Median sale p	rice							
Median price	\$615,000	Pro	operty Type	Unit			Suburb	Brunswick
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	305/201 Albert St BRUNSWICK 3056	\$420,000	01/07/2024
2	107/5 Union St BRUNSWICK 3056	\$420,000	21/05/2024
3	5/2 Pottery Ct BRUNSWICK 3056	\$410,000	08/05/2024

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.

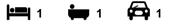
This Statement of Information was prepared on:

12/07/2024 13:21



504/1c Michael Street, Brunswick Vic 3056





Property Type: Apartment Agent Comments

Lisa Roberts 03 9347 1170 0413 265 362 lisa.roberts@belleproperty.com

> Indicative Selling Price \$395,000 - \$434,500 Median Unit Price June quarter 2024: \$615,000

Comparable Properties



305/201 Albert St BRUNSWICK 3056 (REI)



Price: \$420,000 Method: Private Sale Date: 01/07/2024 Property Type: Apartment

107/5 Union St BRUNSWICK 3056 (REI)

Agent Comments

Agent Comments

Agent Comments



Method: Private Sale Date: 21/05/2024 Property Type: Unit

• 1



5/2 Pottery Ct BRUNSWICK 3056 (REI/VG)



Price: \$410,000 Method: Private Sale Date: 08/05/2024 Property Type: Townhouse (Single)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



propertydata

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