

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

510/812 SYDNEY ROAD BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Oct 2022

to

30 Sep 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

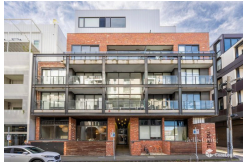
Date of sale

301/2-6 DUCKETT STREET BRUNSWICK VIC 3056	\$610,000	14-Jul-23
1/28 CASSELS ROAD BRUNSWICK VIC 3056	\$630,000	20-Sep-23
9/66 DE CARLE STREET BRUNSWICK VIC 3056	\$605,000	18-Aug-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: 20 October 2023


**301/2-6 DUCKETT STREET
BRUNSWICK VIC 3056**
 2
  2
  1

 Sold Price **\$610,000** Sold Date **14-Jul-23**

 Distance **0.64km**

**1/28 CASSELS ROAD BRUNSWICK
VIC 3056**
 2
  1
  1

 Sold Price ^{RS} **\$630,000** Sold Date **20-Sep-23**

 Distance **0.38km**

**9/66 DE CARLE STREET
BRUNSWICK VIC 3056**
 2
  1
  1

 Sold Price ^{RS} **\$605,000** Sold Date **18-Aug-23**

 Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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