

# 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

101/788 Sydney Road, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$525,000

### 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	502/26 Breese St BRUNSWICK 3056	\$540,000	03/04/2024
2	302/358 Moreland Rd BRUNSWICK WEST 3055	\$500,000	11/04/2024
3	201/124 Nicholson St BRUNSWICK EAST 3057	\$495,000	24/01/2024

**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:

28/05/2024 14:53



**Rooms:** 3

**Property Type:** apartment

**Land Size:** subdivision sqm  
approx

Agent Comments

## Comparable Properties

502/26 Breese St BRUNSWICK 3056 (VG)

Agent Comments

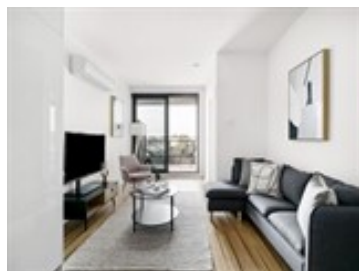


**Price:** \$540,000

**Method:** Sale

**Date:** 03/04/2024

**Property Type:** Flat/Unit/Apartment (Res)



302/358 Moreland Rd BRUNSWICK WEST 3055 (VG) Agent Comments



**Price:** \$500,000

**Method:** Sale

**Date:** 11/04/2024

**Property Type:** Flat/Unit/Apartment (Res)

201/124 Nicholson St BRUNSWICK EAST 3057 (VG) Agent Comments



**Price:** \$495,000

**Method:** Sale

**Date:** 24/01/2024

**Property Type:** Flat/Unit/Apartment (Res)