

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

8/1 Gumbri Place, Brunswick Vic 3056

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2023 to 31/12/2023 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	301/1-31 Lux Way BRUNSWICK 3056	\$583,000	09/08/2023
2	303/8-38 Percy St BRUNSWICK 3056	\$555,000	13/12/2023
3	4/80 Dawson St BRUNSWICK 3056	\$545,000	24/10/2023

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:

19/01/2024 15:56

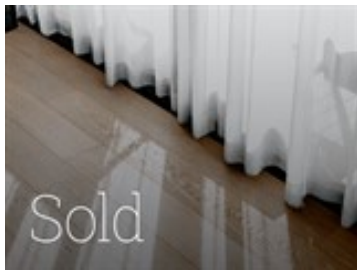


Property Type: Unit

Land Size: 78m2 sqm approx

Agent Comments

Comparable Properties



301/1-31 Lux Way BRUNSWICK 3056 (REI)

Agent Comments



Price: \$583,000

Method: Private Sale

Date: 09/08/2023

Property Type: Unit



303/8-38 Percy St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 13/12/2023

Property Type: Unit



4/80 Dawson St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 24/10/2023

Property Type: Apartment