

## 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

8/2 WEST STREET BRUNSWICK VIC 3056

### Indicative selling price

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

Single Price

\$315,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2022

to

31 May 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

15/2 WEST STREET BRUNSWICK VIC 3056	\$300,000	28-May-23
609/601 SYDNEY ROAD BRUNSWICK VIC 3056	\$327,500	26-Feb-23
706/601 SYDNEY ROAD BRUNSWICK VIC 3056	\$335,000	07-Feb-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: 19 June 2023



**15/2 WEST STREET BRUNSWICK  
VIC 3056**

 1  1  1

Sold Price

<sup>RS</sup> **\$300,000**

Sold Date **28-May-23**

Distance **0km**



**609/601 SYDNEY ROAD  
BRUNSWICK VIC 3056**

 1  1  1

Sold Price

**\$327,500**

Sold Date **26-Feb-23**

Distance **0.13km**



**706/601 SYDNEY ROAD  
BRUNSWICK VIC 3056**

 1  1  1

Sold Price

**\$335,000**

Sold Date **07-Feb-23**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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