

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

UG2/9 DUCKETT STREET 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

\$569,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2023

to

31 Jan 2024

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

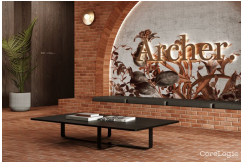
| | | |
|--|-----------|-----------|
| 701/8-14 MICHAEL STREET BRUNSWICK VIC 3056 | \$550,000 | 01-Feb-24 |
| 110/611 SYDNEY ROAD BRUNSWICK VIC 3056 | \$600,000 | 10-Jan-24 |
| 304A/60 BREESE STREET BRUNSWICK VIC 3056 | \$515,000 | 11-Sep-23 |

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: 27 February 2024

Pieter Speziale
P 93840000
M 0418385288
E pieter.speziale@brunswick.rh.com.au



**701/8-14 MICHAEL STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **01-Feb-24**

Distance **0.99km**



**110/611 SYDNEY ROAD
BRUNSWICK VIC 3056**

1 1 1

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **10-Jan-24**

Distance **0.19km**



**304A/60 BREESE STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price **\$515,000** Sold Date **11-Sep-23**

Distance **0.29km**

RS = Recent sale UN = Undisclosed Sale

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