

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

2/304 BRUNSWICK 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2021

to

31 May 2022

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

1/12 BARNINGHAM STREET BRUNSWICK VIC 3056	\$420,000	17-Dec-21
1401/176 EDWARD STREET BRUNSWICK EAST VIC 3057	\$390,000	11-Jun-22
5/264 HOPE STREET BRUNSWICK WEST VIC 3055	\$410,000	28-Feb-22

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: 21 June 2022

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**1/12 BARNINGHAM STREET
 BRUNSWICK VIC 3056**

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Sold Price **\$420,000** Sold Date **17-Dec-21**

Distance **-**



**1401/176 EDWARD STREET
 BRUNSWICK EAST VIC 3057**

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Sold Price ^{RS} **\$390,000** Sold Date **11-Jun-22**

Distance **1.7km**



**5/264 HOPE STREET BRUNSWICK
 WEST VIC 3055**

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Sold Price **\$410,000** Sold Date **28-Feb-22**

Distance **1.87km**

RS = Recent sale UN = Undisclosed Sale

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