

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

29/29 NUNAN STREET BRUNSWICK EAST VIC 3057

Indicative selling price

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

Single Price

\$685,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 May 2021

to

30 Apr 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

26/48 HARRISON STREET BRUNSWICK EAST VIC 3057	\$660,000	05-Mar-22
8/2 ALBION STREET BRUNSWICK EAST VIC 3057	\$680,000	28-Oct-21
4/168 DONALD STREET BRUNSWICK EAST VIC 3057	-	21-Jan-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: 26 May 2022

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**26/48 HARRISON STREET
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price **\$660,000** Sold Date **05-Mar-22**

Distance **0.19km**



**8/2 ALBION STREET BRUNSWICK
EAST VIC 3057**

2 1 1

Sold Price **\$680,000** Sold Date **28-Oct-21**

Distance **0.37km**



**4/168 DONALD STREET
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price - Sold Date **21-Jan-22**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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