

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

1/22 SAXON 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

or range
between

\$825,000

&

\$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Aug 2021

to

31 Jul 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

6/1-9 OCONNOR STREET BRUNSWICK EAST VIC 3057	\$842,000	07-Mar-22
13/10 DAVIES STREET BRUNSWICK VIC 3056	\$847,000	31-Mar-22
502/55 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$850,000	28-Mar-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: 03 August 2022



**6/1-9 OCONNOR STREET
BRUNSWICK EAST VIC 3057**

 2  1  2

Sold Price **\$842,000** Sold Date **07-Mar-22**

Distance **1.02km**



**13/10 DAVIES STREET BRUNSWICK
VIC 3056**

 2  1  1

Sold Price **\$847,000** Sold Date **31-Mar-22**

Distance **1.57km**



**502/55 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price **\$850,000** Sold Date **28-Mar-22**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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