

## 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

103/10 BEITH 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

\$625,000

or range  
between

&

### 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

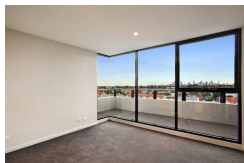
| Address of comparable property           | Price     | Date of sale |
|--|-----------|--------------|
| 402/201 ALBERT STREET BRUNSWICK VIC 3056 | \$640,000 | 21-Oct-21    |
|  |           |              |
|  |           |              |

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: 15 August 2022

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**402/201 ALBERT STREET  
BRUNSWICK VIC 3056**

 2  2  1

Sold Price **\$640,000** Sold Date **21-Oct-21**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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