

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

206/15 BRUNSWICK ROAD 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

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Nov 2022

to

31 Oct 2023

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

211/8 LYGON STREET BRUNSWICK EAST VIC 3057	\$628,000	11-Aug-23
206/213-219 BRUNSWICK ROAD BRUNSWICK VIC 3056	\$675,000	12-Aug-23
210/213-219 BRUNSWICK ROAD BRUNSWICK VIC 3056	\$635,000	18-Aug-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: 08 November 2023



**211/8 LYGON STREET BRUNSWICK
EAST VIC 3057**

Sold Price

\$628,000

Sold Date

11-Aug-23

2

2

1

Distance

0.54km



**206/213-219 BRUNSWICK ROAD
BRUNSWICK VIC 3056**

Sold Price

\$675,000

Sold Date

12-Aug-23

2

2

1

Distance

1.26km



**210/213-219 BRUNSWICK ROAD
BRUNSWICK VIC 3056**

Sold Price

\$635,000

Sold Date

18-Aug-23

2

2

1

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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