

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

3/7-9 Mitchell Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$780,000

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Brunswick

Period - From

01/07/2021

to

30/09/2021

Source

REIV

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 six 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	1/343 Moreland Rd COBURG 3058	\$790,000	02/12/2021
2	4/11 Holmes St BRUNSWICK EAST 3057	\$790,000	17/07/2021
3	8/129 Albert St BRUNSWICK 3056	\$772,000	10/07/2021

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 six months.~~

This Statement of Information was prepared on:

22/12/2021 10:44



Property Type: Unit
Agent Comments

Indicative Selling Price
\$780,000
Median Unit Price
September quarter 2021: \$625,000

Comparable Properties



1/343 Moreland Rd COBURG 3058 (REI)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 02/12/2021
Property Type: Townhouse (Single)



4/11 Holmes St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$790,000
Method: Sold Before Auction
Date: 17/07/2021
Property Type: Townhouse (Res)



8/129 Albert St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$772,000
Method: Auction Sale
Date: 10/07/2021
Property Type: Townhouse (Res)

Account - Love & Co