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	301/2-6 Duckett 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	$580,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$560,000	Property type	Unit	Suburb	Brunswick
Period-from	01 Apr 2020	to	31 Mar 2021	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.

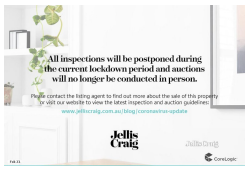
Address of comparable property	Price	Date of sale
306/10-14 Hope Street Brunswick VIC 3056	$600,000	11-Feb-21
202/37-43 Breese Street Brunswick VIC 3056	$510,000	26-Feb-21
202/1-31 Lux Way Brunswick VIC 3056	$602,000	20-Jan-21

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: 14 April 2021

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306/10-14 Hope Street Brunswick VIC 3056

2 2 1

Sold Price RS **$600,000** Sold Date **11-Feb-21**

Distance **0.11km**



202/37-43 Breese Street Brunswick VIC 3056

2 2 1

Sold Price **$510,000** Sold Date **26-Feb-21**

Distance **0.12km**



202/1-31 Lux Way Brunswick VIC 3056

2 2 1

Sold Price **$602,000** Sold Date **20-Jan-21**

Distance **0.23km**

RS = Recent sale **UN** = Undisclosed Sale

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