

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

7/705 Park Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$340,000 & \$374,000

Median sale price

Median price \$576,750 Property Type Unit Suburb Brunswick

Period - From 19/10/2020 to 18/10/2021 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	4/115 Dawson St BRUNSWICK WEST 3055	\$370,000	24/04/2021
2	5/249 Victoria St BRUNSWICK 3056	\$365,000	19/07/2021
3	5/28 Melville Rd BRUNSWICK WEST 3055	\$360,000	24/09/2021

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:

19/10/2021 12:25



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$340,000 - \$374,000

Median Unit Price
19/10/2020 - 18/10/2021: \$576,750

Comparable Properties



4/115 Dawson St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$370,000
Method: Auction Sale
Date: 24/04/2021
Property Type: Apartment



5/249 Victoria St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 19/07/2021
Property Type: Apartment



5/28 Melville Rd BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 24/09/2021
Property Type: Apartment

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