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	A22/1-5 GRANTHAM STREET BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$349,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$532,500	Property type	Unit	Suburb	Brunswick West
Period-from	01 Sep 2021	to	31 Aug 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
36/108-124 UNION STREET BRUNSWICK VIC 3056	$440,000	23-Jun-22
26/108-124 UNION STREET BRUNSWICK VIC 3056	$400,000	01-Jul-22
6/3 SOUTH DALY STREET BRUNSWICK WEST VIC 3055	$350,000	14-Jul-22

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: 20 September 2022

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36/108-124 UNION STREET BRUNSWICK VIC 3056

2 1 1

Sold Price RS $440,000 Sold Date 23-Jun-22

Distance 0.5km



26/108-124 UNION STREET BRUNSWICK VIC 3056

2 1 1

Sold Price $400,000 Sold Date 01-Jul-22

Distance 0.5km



6/3 SOUTH DALY STREET BRUNSWICK WEST VIC 3055

2 1 1

Sold Price $350,000 Sold Date 14-Jul-22

Distance 0.63km

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

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