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	8/1 MITCHELL 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~~		or range between	$330,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$571,250	Property type	Unit	Suburb	Brunswick
Period-from	01 Apr 2022	to	31 Mar 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
510/601 SYDNEY ROAD BRUNSWICK VIC 3056	$360,000	18-Jan-23
605/601 SYDNEY ROAD BRUNSWICK VIC 3056	$335,000	13-Dec-22
608/601 SYDNEY ROAD BRUNSWICK VIC 3056	$365,000	10-Oct-22

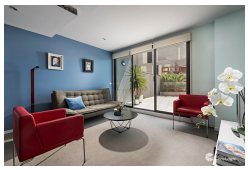
OR

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: 04 April 2023

hockingstuart

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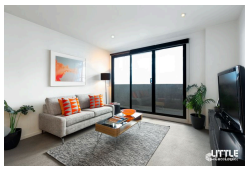


510/601 SYDNEY ROAD BRUNSWICK VIC 3056

1 1 1

Sold Price **$360,000** Sold Date **18-Jan-23**

Distance **0.56km**

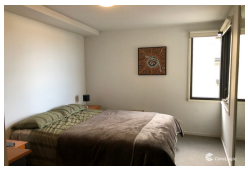


605/601 SYDNEY ROAD BRUNSWICK VIC 3056

1 1 1

Sold Price **$335,000** Sold Date **13-Dec-22**

Distance **0.56km**



608/601 SYDNEY ROAD BRUNSWICK VIC 3056

1 1 1

Sold Price **$365,000** Sold Date **10-Oct-22**

Distance **0.56km**

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

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