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	203/211 Sydney Road, Brunswick Vic 3056

Indicative selling price

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

Single price $930,000

Median sale price

Median price $600,000 Property Type Unit Suburb Brunswick

Period - From 01/01/2021 to 31/12/2021 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	702/4 Breese St BRUNSWICK 3056	$990,000	23/02/2022
2	46/195-197 Lygon St BRUNSWICK EAST 3057	$975,000	23/10/2021
3			

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: 03/03/2022 11:32

203/211 Sydney Road, Brunswick Vic 3056

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3 2

Property Type: Sustainable apartment

Agent Comments

Indicative Selling Price
$930,000
Median Unit Price
Year ending December 2021: $600,000

Comparable Properties



702/4 Breese St BRUNSWICK 3056 (REI)

3 2 2

Price: $990,000
Method: Private Sale
Date: 23/02/2022
Property Type: Apartment

Agent Comments



46/195-197 Lygon St BRUNSWICK EAST 3057 (REI)

3 2 2

Price: $975,000
Method: Auction Sale
Date: 23/10/2021
Property Type: Unit

Agent Comments

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.

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