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	9/159-163 Union 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	$410,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Brunswick West
Period-from	01 May 2020	to	30 Apr 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.

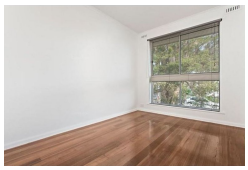
Address of comparable property	Price	Date of sale
2/23 Fitzgibbon Avenue Brunswick West VIC 3055	$385,000	15-Jan-21
13/4A Duggan Street Brunswick West VIC 3055	$411,500	11-Feb-21
5/16 Jolley Street Brunswick West VIC 3055	$385,000	29-Dec-20

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: 27 May 2021

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2/23 Fitzgibbon Avenue Brunswick West VIC 3055

1 1 1

Sold Price **$385,000** Sold Date **15-Jan-21**

Distance **0.27km**



13/4A Duggan Street Brunswick West VIC 3055

1 1 1

Sold Price **$411,500** Sold Date **11-Feb-21**

Distance **1.73km**



5/16 Jolley Street Brunswick West VIC 3055

1 1 1

Sold Price **$385,000** Sold Date **29-Dec-20**

Distance **1.81km**

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

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