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	25/159-163 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	$320,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	Brunswick West
Period-from	01 Jan 2022	to	31 Dec 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
101/34 UNION STREET BRUNSWICK VIC 3056	$310,000	27-Jul-22
3/30 PEARSON STREET BRUNSWICK WEST VIC 3055	$315,000	06-Oct-22
8/24 DALY STREET BRUNSWICK WEST VIC 3055	$319,500	10-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: 09 January 2023

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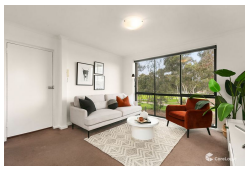


101/34 UNION STREET BRUNSWICK VIC 3056

1 1 1

Sold Price **$310,000** Sold Date **27-Jul-22**

Distance **0.88km**



3/30 PEARSON STREET BRUNSWICK WEST VIC 3055

1 1 -

Sold Price **$315,000** Sold Date **06-Oct-22**

Distance **0.57km**



8/24 DALY STREET BRUNSWICK WEST VIC 3055

1 1 1

Sold Price **$319,500** Sold Date **10-Jul-22**

Distance **0.69km**

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

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