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	10/10 CHARLES 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	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Brunswick
Period-from	01 Mar 2021	to	28 Feb 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
110/10 CHARLES STREET BRUNSWICK VIC 3056	$500,000	30-Apr-21
206/10 CHARLES STREET BRUNSWICK VIC 3056	$540,000	28-Oct-21
102/10 CHARLES STREET BRUNSWICK VIC 3056	$498,000	06-Oct-21

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: 17 March 2022

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110/10 CHARLES STREET BRUNSWICK VIC 3056

1 1 1

Sold Price **$500,000** Sold Date **30-Apr-21**

Distance **-**

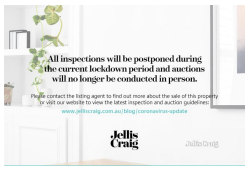


206/10 CHARLES STREET BRUNSWICK VIC 3056

1 1 1

Sold Price **$540,000** Sold Date **28-Oct-21**

Distance **-**

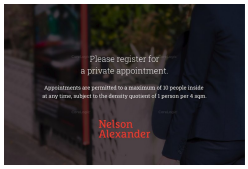


102/10 CHARLES STREET BRUNSWICK VIC 3056

1 1 1

Sold Price **$498,000** Sold Date **06-Oct-21**

Distance **-**



108/10 CHARLES STREET BRUNSWICK VIC 3056

1 1 1

Sold Price **$519,000** Sold Date **25-Jun-21**

Distance **-**

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

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