Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/10 ORIENT GROVE 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	$500,000	&	$550,000

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 five kilometres of the property for sale in the last 18 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
2/20-22 TALBOT STREET BRUNSWICK VIC 3056	$595,000	13-Dec-21
1/20-22 TALBOT STREET BRUNSWICK VIC 3056	$555,000	27-Nov-21
12/512-514 MORELAND ROAD BRUNSWICK WEST VIC 3055	$592,500	26-Jan-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 March 2022

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2/20-22 TALBOT STREET BRUNSWICK VIC 3056

2 1 1

Sold Price **$595,000** Sold Date **13-Dec-21**

Distance **-**



1/20-22 TALBOT STREET BRUNSWICK VIC 3056

2 1 1

Sold Price **$555,000** Sold Date **27-Nov-21**

Distance **-**



12/512-514 MORELAND ROAD BRUNSWICK WEST VIC 3055

2 1 1

Sold Price **$592,500** Sold Date **26-Jan-22**

Distance **-**

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

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