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	503/211 Sydney Road, Brunswick Vic 3056

Indicative selling price

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

Range between $980,000 & $1,075,000

Median sale price

Median price $1,350,000 Property Type House Suburb Brunswick

Period - From 01/04/2023 to 30/06/2023 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	1/259 Sydney Rd BRUNSWICK 3056	$1,100,000	27/05/2023
2	42/35 Stewart St BRUNSWICK 3056	$1,080,000	28/06/2023
3	204/12 Duckett St BRUNSWICK 3056	$995,000	23/06/2023

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: 19/09/2023 16:00

503/211 Sydney Road, Brunswick Vic 3056

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Property Type: Sustainable apartment

Agent Comments

Indicative Selling Price
$980,000 - $1,075,000
Median House Price
June quarter 2023: $1,350,000

Comparable Properties



1/259 Sydney Rd BRUNSWICK 3056 (REI/VG)

3 2 1

Agent Comments

Price: $1,100,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Apartment
Land Size: 148 sqm approx



42/35 Stewart St BRUNSWICK 3056 (REI/VG)

3 3 1

Agent Comments

Price: $1,080,000
Method: Private Sale
Date: 28/06/2023
Property Type: Townhouse (Single)

204/12 Duckett St BRUNSWICK 3056 (VG)

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Agent Comments

Price: $995,000
Method: Sale
Date: 23/06/2023
Property Type: Strata Unit/Flat

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