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<br>Including suburb and postcode | 406/812 Sydney Road, Brunswick Vic 3056 |

## Indicative selling price

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

Single price $830,000

## Median sale price

Median price $590,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2023 to 31/12/2023 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 | 301/445 Lygon St BRUNSWICK EAST 3057 | $838,000 | 05/08/2023 |
| 2 | 3/247 Nicholson St BRUNSWICK EAST 3057 | $835,000 | 03/11/2023 |
| 3 | 110/269 Stewart St BRUNSWICK EAST 3057 | $815,000 | 21/01/2024 |

**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: 02/02/2024 09:26

# 406/812 Sydney Road, Brunswick Vic 3056

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com



2 2 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$830,000
**Median Unit Price**
December quarter 2023: $590,000

## Comparable Properties

**301/445 Lygon St BRUNSWICK EAST 3057 (VG)**

2 - -

**Price:** $838,000
**Method:** Sale
**Date:** 05/08/2023
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments

**3/247 Nicholson St BRUNSWICK EAST 3057 (REI/VG)**

2 - -

**Price:** $835,000
**Method:** Sold Before Auction
**Date:** 03/11/2023
**Property Type:** Townhouse (Res)

Agent Comments



**110/269 Stewart St BRUNSWICK EAST 3057 (REI)**

2 1 1

**Price:** $815,000
**Method:** Private Sale
**Date:** 21/01/2024
**Property Type:** Apartment

Agent Comments



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