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	1/2 Davies Street, Brunswick Vic 3056

Indicative selling price

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

Range between $670,000 & $720,000

Median sale price

Median price $629,000 Property Type Unit Suburb Brunswick

Period - From 01/07/2022 to 30/09/2022 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	11/10 Charles St BRUNSWICK 3056	$740,000	02/09/2022
2	507/270 Lygon St BRUNSWICK EAST 3057	$680,000	02/07/2022
3	510/270 Lygon St BRUNSWICK EAST 3057	$660,000	14/05/2022

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: 24/10/2022 11:31

1/2 Davies Street, Brunswick Vic 3056



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$670,000 - $720,000
Median Unit Price
September quarter 2022: $629,000

Comparable Properties



11/10 Charles St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $740,000
Method: Sold Before Auction
Date: 02/09/2022
Property Type: Apartment

Agent Comments



507/270 Lygon St BRUNSWICK EAST 3057 (REI/VG)

2 2 1

Price: $680,000
Method: Auction Sale
Date: 02/07/2022
Property Type: Apartment

Agent Comments



510/270 Lygon St BRUNSWICK EAST 3057 (REI/VG)

2 2 1

Price: $660,000
Method: Auction Sale
Date: 14/05/2022
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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