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	8 KINGFISHER GARDENS BRUNSWICK EAST VIC 3057

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	$1,050,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$627,500	Property type	Unit	Suburb	Brunswick East
Period-from	01 Sep 2021	to	31 Aug 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
15 NUNAN STREET BRUNSWICK EAST VIC 3057	$1,030,000	01-Jul-22
41/35 STEWART STREET BRUNSWICK VIC 3056	$1,105,000	07-Mar-22
1/53 EVANS STREET BRUNSWICK VIC 3056	$1,110,000	21-Jul-22

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: 06 September 2022

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15 NUNAN STREET BRUNSWICK EAST VIC 3057

3 2 2

Sold Price RS **$1,030,000** UN | Sold Date **01-Jul-22**

Distance **0.49km**



41/35 STEWART STREET BRUNSWICK VIC 3056

3 3 1

Sold Price **$1,105,000** | Sold Date **07-Mar-22**

Distance **1.24km**



1/53 EVANS STREET BRUNSWICK VIC 3056

2 1 1

Sold Price **$1,110,000** | Sold Date **21-Jul-22**

Distance **1.25km**

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

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