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	2/54-84 PERCY STREET 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	$380,000	&	$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$545,000	Property type	Unit	Suburb	Brunswick
Period-from	01 Jul 2022	to	30 Jun 2023	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
5/1-31 LUX WAY BRUNSWICK VIC 3056	$380,000	25-May-23
301/26 BREESE STREET BRUNSWICK VIC 3056	$415,000	22-May-23
603/812 SYDNEY ROAD BRUNSWICK VIC 3056	$405,000	01-May-23

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: 25 July 2023

RT Edgar

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5/1-31 LUX WAY BRUNSWICK VIC 3056

1 1 1

Sold Price **$380,000** Sold Date **25-May-23**

Distance **0km**



301/26 BREESE STREET BRUNSWICK VIC 3056

1 1 1

Sold Price RS **$415,000** Sold Date **22-May-23**

Distance **0.32km**



603/812 SYDNEY ROAD BRUNSWICK VIC 3056

1 1 1

Sold Price **$405,000** Sold Date **01-May-23**

Distance **0.86km**

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

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