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	303/800 Sydney Road, Brunswick Vic 3056

Indicative selling price

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

Single price $665,000

Median sale price

Median price $560,000 Property Type Unit Suburb Brunswick

Period - From 28/03/2023 to 27/03/2024 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	4/20-28 Union St BRUNSWICK 3056	$650,000	18/03/2024
2	501/33-35 Breese St BRUNSWICK 3056	$640,000	10/02/2024
3	1/134 Mitchell St BRUNSWICK EAST 3057	$620,000	01/03/2024

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: 28/03/2024 11:17

303/800 Sydney Road, Brunswick Vic 3056

Chris Vitsent
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2 2 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$665,000
Median Unit Price
28/03/2023 - 27/03/2024: $560,000

Comparable Properties



4/20-28 Union St BRUNSWICK 3056 (REI)

4 2 2

Price: $650,000
Method: Private Sale
Date: 18/03/2024
Property Type: Apartment

Agent Comments



501/33-35 Breese St BRUNSWICK 3056 (REI)

2 2 1

Price: $640,000
Method: Private Sale
Date: 10/02/2024
Property Type: Apartment

Agent Comments



1/134 Mitchell St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $620,000
Method: Sold Before Auction
Date: 01/03/2024
Rooms: 4
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

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