#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	7/2b Loyola Avenue, Brunswick Vic 3056
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$650,000	&	\$700,000

#### Median sale price

Median price \$	578,000	Pro	perty Type	Unit		Suburb	Brunswick
Period - From 0	1/01/2024	to	31/03/2024		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

Aut	incos of comparable property	1 1100	Date of Sale
1	603/29 Nicholson St BRUNSWICK EAST 3057	\$700,000	26/02/2024
2	10/117 Victoria St BRUNSWICK EAST 3057	\$655,000	10/05/2024
3	6/20 Union St BRUNSWICK 3056	\$650,000	27/04/2024

#### 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:	22/05/2024 15:32



Date of sale



Matthew Layburn 03 9387 5888 0431 011 376 MatthewLayburn@jelliscraig.com.au

> Indicative Selling Price \$650,000 - \$700,000 Median Unit Price March quarter 2024: \$578,000



**1** 2 **1 1** 

**Property Type:** Apartment Agent Comments

## Comparable Properties



603/29 Nicholson St BRUNSWICK EAST 3057

(REI/VG)

**—** 2

**—** 



Price: \$700,000

Method: Sold Before Auction

Date: 26/02/2024

Property Type: Apartment

**Agent Comments** 



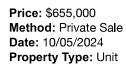
(REI)

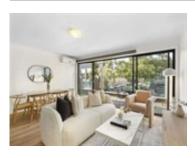
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**Agent Comments** 





6/20 Union St BRUNSWICK 3056 (REI)

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**A** 

**Price:** \$650,000 **Method:** Private Sale **Date:** 27/04/2024

Property Type: Apartment

**Agent Comments** 

Account - Jellis Craig | P: 03 9387 5888



