

# 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

7/2b Loyola Avenue, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$650,000

&

\$700,000

### Median sale price

Median price \$578,000

Property Type Unit

Suburb Brunswick

Period - From 01/01/2024

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	Price	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

Matthew Layburn

03 9387 5888

0431 011 376

MatthewLayburn@jellisrcraig.com.au

**Indicative Selling Price**

\$650,000 - \$700,000

**Median Unit Price**

March quarter 2024: \$578,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**603/29 Nicholson St BRUNSWICK EAST 3057 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$700,000

**Method:** Sold Before Auction

**Date:** 26/02/2024

**Property Type:** Apartment



**10/117 Victoria St BRUNSWICK EAST 3057 (REI)**

Agent Comments

2 1 1

**Price:** \$655,000

**Method:** Private Sale

**Date:** 10/05/2024

**Property Type:** Unit



**6/20 Union St BRUNSWICK 3056 (REI)**

Agent Comments

2 1 1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 27/04/2024

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9387 5888