

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

2/80 Tinning Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$720,000

&

\$780,000

Median sale price

Median price \$615,000

Property Type Unit

Suburb Brunswick

Period - From 01/04/2024

to

30/06/2024

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	4/80 Tinning St BRUNSWICK 3056	\$750,000	29/06/2024
2	3/7 Curtin Av BRUNSWICK WEST 3055	\$750,000	22/06/2024
3	2/501 Albion St BRUNSWICK WEST 3055	\$746,000	12/06/2024

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:

29/07/2024 17:40



3 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$720,000 - \$780,000

Median Unit Price

June quarter 2024: \$615,000

Comparable Properties



4/80 Tinning St BRUNSWICK 3056 (REI)

2 1 1

Price: \$750,000

Method: Auction Sale

Date: 29/06/2024

Property Type: Unit

Agent Comments

Exact Same Floorplan as #2 we are selling



3/7 Curtin Av BRUNSWICK WEST 3055 (REI)

3 3 -

Price: \$750,000

Method: Auction Sale

Date: 22/06/2024

Property Type: Townhouse (Res)

Agent Comments



2/501 Albion St BRUNSWICK WEST 3055 (REI/VG)

2 2 1

Price: \$746,000

Method: Private Sale

Date: 12/06/2024

Property Type: Townhouse (Single)

Agent Comments