

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

105/17 Union Street, Brunswick Vic 3056

Indicative selling price

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

Single price

\$570,000

Median sale price

Median price

\$587,750

Property Type

Unit

Suburb

Brunswick

Period - From

01/07/2024

to

30/09/2024

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	313/240-250 Lygon St BRUNSWICK EAST 3057	\$575,000	03/12/2024
2	508/240-250 Lygon St BRUNSWICK EAST 3057	\$560,000	11/11/2024
3	102/24-26 Merri St BRUNSWICK 3056	\$555,000	17/09/2024

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:

06/01/2025 15:10



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



313/240-250 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 2 1

Price: \$575,000

Method: Private Sale

Date: 03/12/2024

Property Type: Apartment



508/240-250 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 11/11/2024

Property Type: Apartment



102/24-26 Merri St BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$555,000

Method: Private Sale

Date: 17/09/2024

Property Type: Apartment