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	12/825 Park Street, Brunswick Vic 3056

Indicative selling price

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

Range between $165,000 & $181,500

Median sale price

Median price $625,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2024 to 31/12/2024 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		
2		
3		

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: 28/01/2025 14:27

12/825 Park Street, Brunswick Vic 3056

Mitchell Boys
9387 5888
0412 800 200
mitchellboys@jelliscraig.com.au



0 1 0

Rooms: 1
Property Type: Studio Apartment
Land Size: subdivision sqm approx

Indicative Selling Price
$165,000 - $181,500
Median Unit Price
December quarter 2024: $625,000

Agent Comments

The unit is a first floor studio apartment.

There have been no sales of bedsitters within 2 kilometres within the last six months. There has been 5 sales of one bedroom apartments , with separate bedrooms, within 2 kilometres within the last six months all at $200,000 or less. This unit is not in lettable condition. We have had an offer of $165,000 so we have varied the quote to reflect the interest.

Comparable Properties

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.

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