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	5/6 Pottery Court, Brunswick Vic 3056

Indicative selling price

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

Range between $530,000 & $580,000

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	10/10 Donald St BRUNSWICK 3056	$578,000	28/01/2025
2	105/17 Union St BRUNSWICK 3056	$560,000	13/01/2025
3	53/108 Union St BRUNSWICK 3056	$565,000	10/12/2024

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: 21/02/2025 13:11

5/6 Pottery Court, Brunswick Vic 3056

Nelson Alexander



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$530,000 - $580,000
Median Unit Price
December quarter 2024: $625,000

Comparable Properties



10/10 Donald St BRUNSWICK 3056 (REI)

2 1 1

Price: $578,000
Method: Sold Before Auction
Date: 28/01/2025
Property Type: Apartment

Agent Comments



105/17 Union St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $560,000
Method: Private Sale
Date: 13/01/2025
Property Type: Apartment

Agent Comments



53/108 Union St BRUNSWICK 3056 (VG)

2 - -

Price: $565,000
Method: Sale
Date: 10/12/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155

REIV THE DIFFERENCE

propertydata .com.au

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