Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	4/1 Pottery Court, Brunswick Vic 3056

Indicative selling price

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

Single price $360,000

Median sale price

Median price $565,000 Property Type Unit Suburb Brunswick

Period - From 01/04/2022 to 31/03/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	1/138 Shields St FLEMINGTON 3031	$360,000	15/03/2023
2	B201/55 John St BRUNSWICK EAST 3057	$360,000	13/10/2022
3	6/193 Union St BRUNSWICK WEST 3055	$360,000	08/05/2023

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30/05/2023 12:26

4/1 Pottery Court, Brunswick Vic 3056



1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$360,000
Median Unit Price
Year ending March 2023: $565,000

Comparable Properties



1/138 Shields St FLEMINGTON 3031 (REI/VG)

1 1 1

Price: $360,000
Method: Private Sale
Date: 15/03/2023
Property Type: Apartment

Agent Comments



B201/55 John St BRUNSWICK EAST 3057 (REI/VG)

1 1 -

Price: $360,000
Method: Private Sale
Date: 13/10/2022
Property Type: Apartment

Agent Comments



6/193 Union St BRUNSWICK WEST 3055 (REI)

1 1 1

Price: $360,000
Method: Private Sale
Date: 08/05/2023
Property Type: Unit

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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