

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

121/812 SYDNEY ROAD BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

304/408 LYGON STREET BRUNSWICK EAST VIC 3057	\$550,000	13-Oct-22
43/337-341 SYDNEY ROAD BRUNSWICK VIC 3056	\$545,000	25-Jan-23

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 6 months.

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Ariel Brukarz
 P 1300850730
 M 0403221103
 E ariel@motionproperty.com.au



**304/408 LYGON STREET
 BRUNSWICK EAST VIC 3057**

 2  1  2

Sold Price **\$550,000** Sold Date **13-Oct-22**

Distance **1.11km**



**43/337-341 SYDNEY ROAD
 BRUNSWICK VIC 3056**

 2  1  2

Sold Price **\$545,000** Sold Date **25-Jan-23**

Distance **1.32km**

RS = Recent sale UN = Undisclosed Sale

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