

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

34/108-124 Union Street 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

\$495,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Dec 2019

to

30 Nov 2020

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

8/180 Union Street Brunswick West VIC 3055	\$551,500	25-May-20
69/108-124 Union Street Brunswick VIC 3056	\$495,000	22-Nov-20
402/5 Union Street Brunswick VIC 3056	\$526,000	06-Aug-20

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.~~

This Statement of Information was prepared on: 08 December 2020



8/180 Union Street Brunswick West VIC 3055 Sold Price **\$551,500** Sold Date **25-May-20**

2 1 1

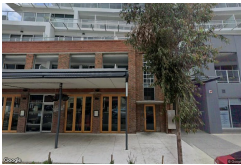
Distance **0.34km**



69/108-124 Union Street Brunswick VIC 3056 Sold Price ^{RS} **\$495,000** Sold Date **22-Nov-20**

2 1 1

Distance **-**



402/5 Union Street Brunswick VIC 3056 Sold Price **\$526,000** Sold Date **06-Aug-20**

2 1 1

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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