

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

515 Sydney Road, Brunswick Vic 3056

Indicative selling price

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

Range between \$990,000 & \$1,089,000

Median sale price

Median price \$1,368,000 Property Type House Suburb Brunswick

Period - From 01/04/2021 to 30/06/2021 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	300 Barkly St BRUNSWICK 3056	\$1,300,000	20/07/2021
2	69 Collier Cr BRUNSWICK WEST 3055	\$1,080,000	10/07/2021
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:

03/08/2021 12:59



Property Type: Retail (Com)

Land Size: 368 sqm approx

Agent Comments

Comparable Properties



300 Barkly St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 20/07/2021

Property Type: Land (Commercial)

Land Size: 250 sqm approx



69 Collier Cr BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$1,080,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Land (Res)

Land Size: 460 sqm approx

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.