

# 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 5/150 Brunswick Road, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$330,000 & \$350,000

### Median sale price

Median price \$596,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2021 to 31/12/2021 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 | 2214/178 Edward St BRUNSWICK EAST 3057 | \$362,000 | 13/11/2021   |
| 2 | 202/148 Brunswick Rd BRUNSWICK 3056    | \$347,500 | 23/02/2022   |
| 3 | 3/883 Park St BRUNSWICK WEST 3055      | \$320,000 | 17/11/2021   |

**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: 01/03/2022 11:37

5/150 Brunswick Road, Brunswick Vic 3056



 1  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$330,000 - \$350,000

**Median Unit Price**

December quarter 2021: \$596,000

## Comparable Properties



**2214/178 Edward St BRUNSWICK EAST 3057 (REI/VG)** Agent Comments

 1  1  1

**Price:** \$362,000

**Method:** Auction Sale

**Date:** 13/11/2021

**Property Type:** Apartment



**202/148 Brunswick Rd BRUNSWICK 3056 (REI)** Agent Comments

 1  1  1

**Price:** \$347,500

**Method:** Private Sale

**Date:** 23/02/2022

**Property Type:** Apartment



**3/883 Park St BRUNSWICK WEST 3055 (REI)** Agent Comments

 1  1  1

**Price:** \$320,000

**Method:** Sold Before Auction

**Date:** 17/11/2021

**Property Type:** Apartment

**Account - Ray White Manningham** | P: 8841 2000 | F: 03 8841 2099



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