



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

21 Dods Street, Brunswick, 3056

Indicative selling price

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

Single price \$2,600,000.00

or range between

&

Median sale price

Median price \$1,182,500.00

Property type House

Suburb BRUNSWICK

Period - From Aug 2020

to

Jul 2021

Source Corelogic

Comparable property sales

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
4A Luscombe Street Brunswick VIC 3056	\$1,870,000.00	7/05/2021
85 Clarence Street Brunswick East VIC 3057	\$1,940,000.00	8/05/2021
9 Fifth Avenue Brunswick VIC 3056	\$1,930,000.00	17/07/2021

This Statement of Information was prepared on: Monday 23rd August 2021