

STATEMENT OF INFORMATION

Archer.



1 / 88 Cambridge Street, Collingwood VIC 3066

www.realcoagents.com.au

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agents' representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb and
postcode

8 Michael 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
1 bedroom, 1 bathroom, 1 car	\$	Or range between	\$455,000.00	&	\$550,000.00
2 bed, 1 bath, 1 car	\$	Or range between	\$655,000.00	&	\$740,000.00
2 bed, 2 bath, 1 car	\$*	Or range between	\$700,000.00	&	\$950,000.00
3 bed, 2 bath, 2 car	\$*	Or range between	\$1,100,000.00	&	\$1,450,000.00

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$600,000

Suburb

Brunswick

Period - From

15/05/2021

To

15/05/2022

Source

CoreLogic

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

18/05/2022

Suburb Profile Report
Brunswick VIC 3056

Prepared on 19 May 2022





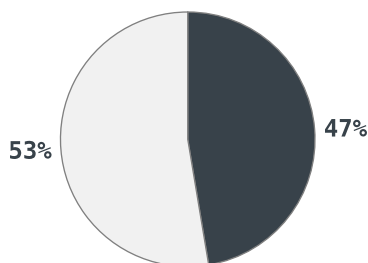
5.3km
Distance from GPO



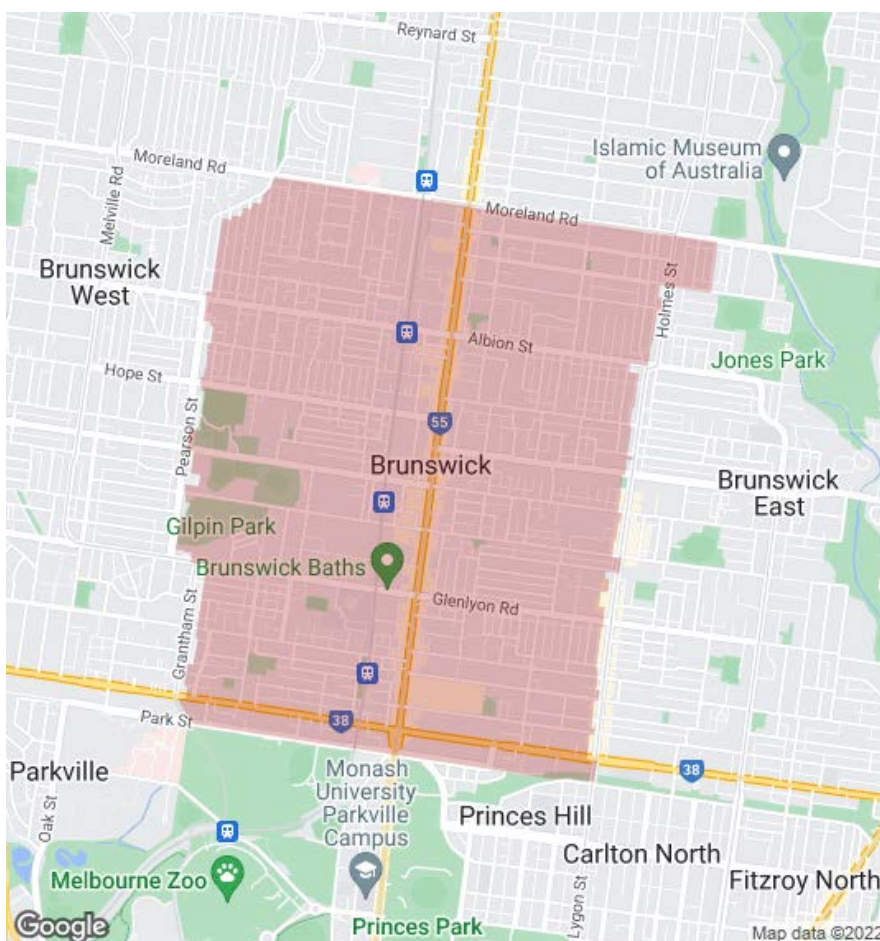
24.5k
Population
↑7.5%
5 year population change



12 years
Average length of ownership



■ Owner Occupiers ■ Renters



The size of Brunswick is approximately 5 square kilometres. It has 11 parks covering nearly 4.5% of total area. The population of Brunswick in 2011 was 22,763 people. By 2016 the population was 24,468 showing a population growth of 7.5% in the area during that time. The predominant age group in Brunswick is 20-29 years. Households in Brunswick are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Brunswick work in a professional occupation. In 2011, 49.8% of the homes in Brunswick were owner-occupied compared with 46.4% in 2016. Currently the median sales price of houses in the area is \$1,350,000.

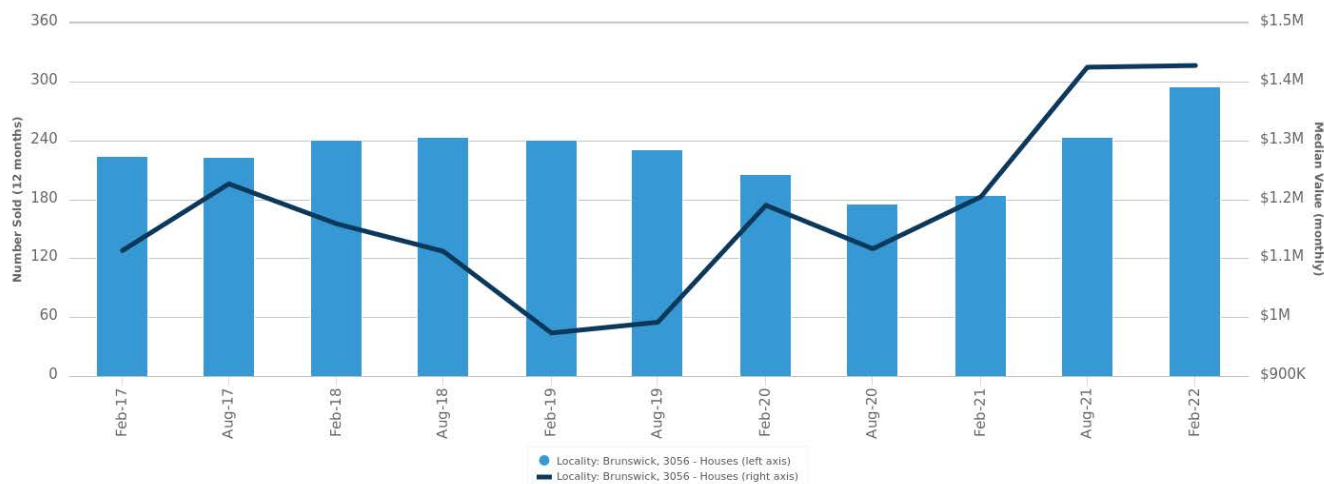
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	6,136	309	\$1,401,780	48
	6,805	372	\$610,853	155

*Total number of unique properties listed for sale over the past 12 months.

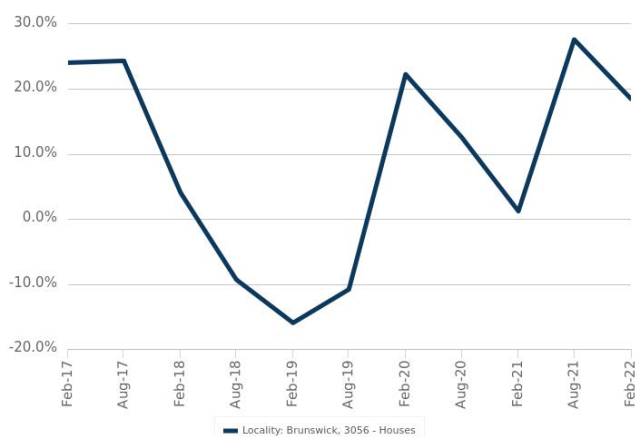


Houses: For Sale

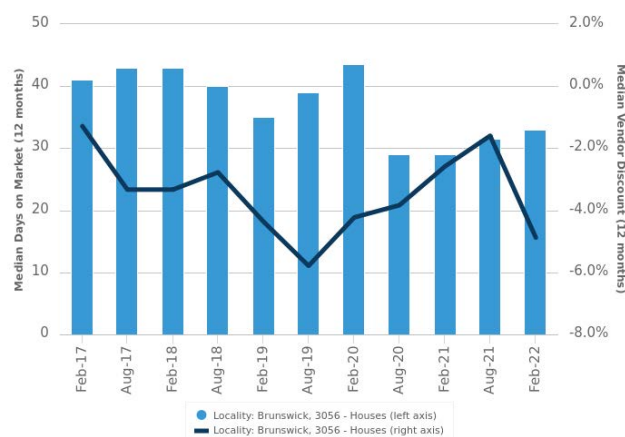
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,620,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$1,350,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$1,157,500

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

 11

 2
BEDROOMS



**150 Albert Street
Brunswick VIC 3056**

Listed on 16 May 2022
Private Sale \$975,000



125m²



**8 Cliff Street Brunswick
VIC 3056**

Sold on 11 May 2022
Not Disclosed



139m²



**64 Weston Street
Brunswick VIC 3056**

Listed on 16 May 2022
Under Offer



120m²



**171 Brunswick Road
Brunswick VIC 3056**

Sold on 05 May 2022
\$1,100,000*



286m²

 19

 3
BEDROOMS



**3 Garden Street Brunswick
VIC 3056**

Listed on 16 May 2022
Auction \$1,500,000 -
\$1,600,000



368m²



**8 Gregory Street
Brunswick VIC 3056**

Sold on 14 May 2022
Not Disclosed



306m²



**100 Union Street Brunswick
VIC 3056**

Listed on 16 May 2022
\$2,100,000



421m²



**114 Weston Street
Brunswick VIC 3056**

Sold on 14 May 2022
Not Disclosed



471m²

 14

 4
BEDROOMS



**211 Barkly Street Brunswick
VIC 3056**

Listed on 16 May 2022
\$1,595,000



155m²



**96 Brunswick Road
Brunswick VIC 3056**

Sold on 14 May 2022
\$2,115,000*



422m²



**1 Downs Street Brunswick
VIC 3056**

Listed on 16 May 2022
Contact Agent



465m²



**13 Loyola Avenue
Brunswick VIC 3056**

Sold on 14 May 2022
Not Disclosed



412m²

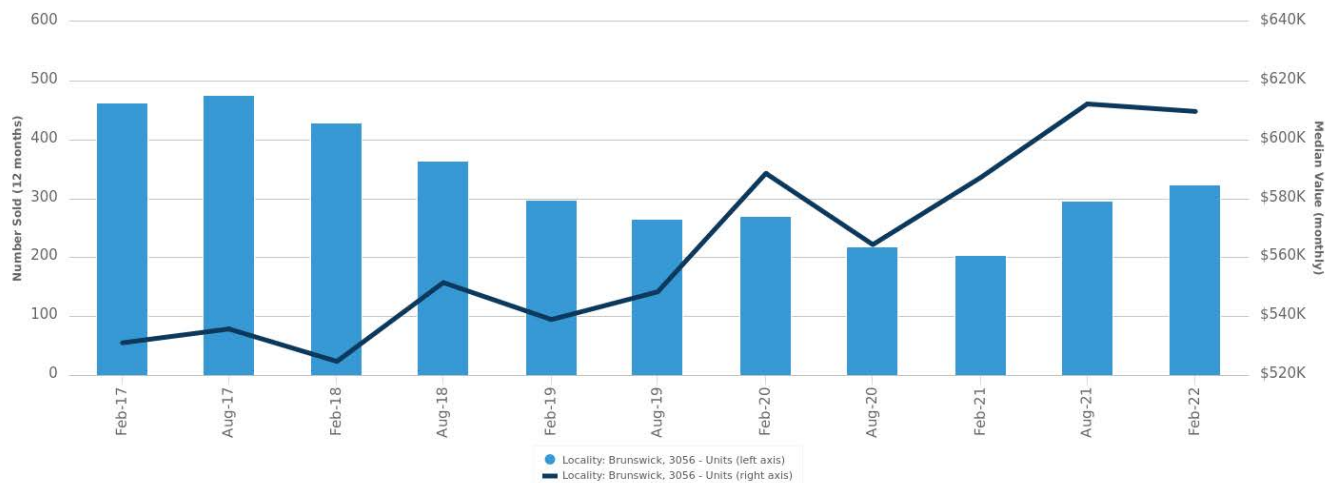


= number of houses currently On the Market or Sold within the last 6 months

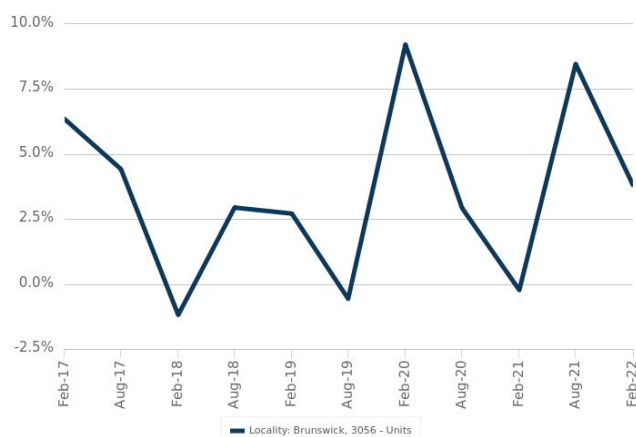
*Agent advised

Units: For Sale

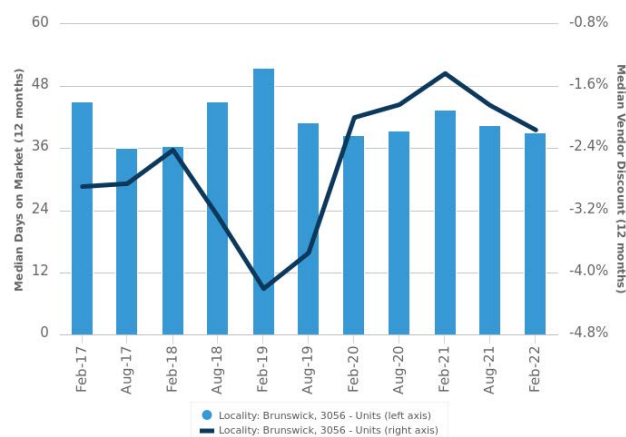
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$807,500

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$600,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$490,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market

 52

 1
BEDROOMS



**5/15 De Carle Street
Brunswick VIC 3056**

Listed on 16 May 2022
\$270,000-\$290,000



**501/27 Wilson Avenue
Brunswick VIC 3056**

Sold on 29 Apr 2022
\$330,000*



**205/9 Florence Street
Brunswick VIC 3056**

Listed on 16 May 2022
[Contact Agent](#)



**323/284 Albert Street
Brunswick VIC 3056**

Sold on 23 Apr 2022
\$420,000*



 80

 2
BEDROOMS



**3/376-378 Barkly Street
Brunswick VIC 3056**

Listed on 16 May 2022
\$590,000 - \$640,000



**6/26 Mitchell Street
Brunswick VIC 3056**

Sold on 14 May 2022
\$595,000*



**2/285 Brunswick Road
Brunswick VIC 3056**

Listed on 16 May 2022
\$485,000-\$530,000



**8/45-47 De Carle Street
Brunswick VIC 3056**

Sold on 07 May 2022
\$560,000*



 22

 3
BEDROOMS



**3 McKay Street Brunswick
VIC 3056**

Listed on 16 May 2022
[Contact Agent](#)



**10/201-207 Barkly Street
Brunswick VIC 3056**

Sold on 14 May 2022
\$1,107,500*



**21 Warne Street Brunswick
VIC 3056**

Listed on 16 May 2022
\$850,000 - \$930,000



**25/230 Albert Street
Brunswick VIC 3056**

Sold on 09 Apr 2022
\$1,445,000*



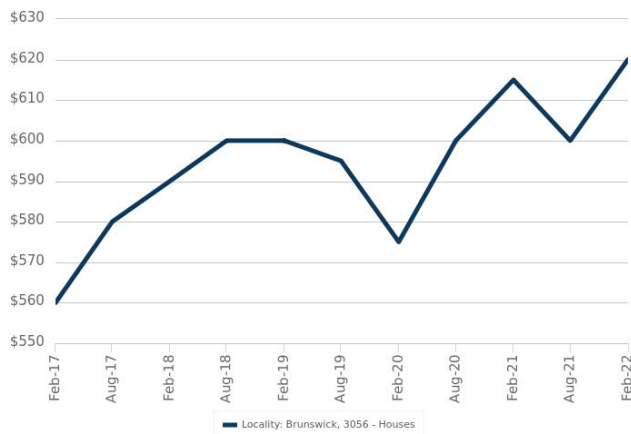
= number of units currently On the Market or Sold within the last 6 months

*Agent advised

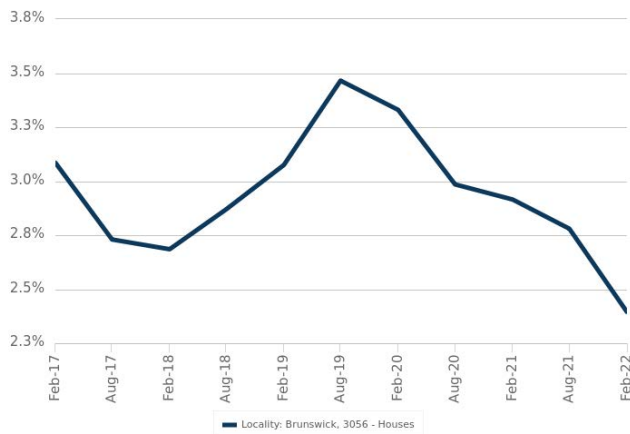


Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent



24



2
BEDROOMS



**2/20 Cassels Road
Brunswick VIC 3056**

Listed on 17 May 2022
\$3,238/M



138m²



**4 Ormond Street
Brunswick VIC 3056**

Listed on 17 May 2022
\$475/W



212m²



27



3
BEDROOMS



**2 Cassels Road Brunswick
VIC 3056**

Listed on 16 May 2022
\$650/W



294m²



**9 Mountfield Street
Brunswick VIC 3056**

Listed on 16 May 2022
\$800/W



242m²



9



4
BEDROOMS



**6 Canberra Street
Brunswick VIC 3056**

Listed on 17 May 2022
\$750/W



468m²



**6 Chambers Street
Brunswick VIC 3056**

Listed on 17 May 2022
\$850/W



461m²



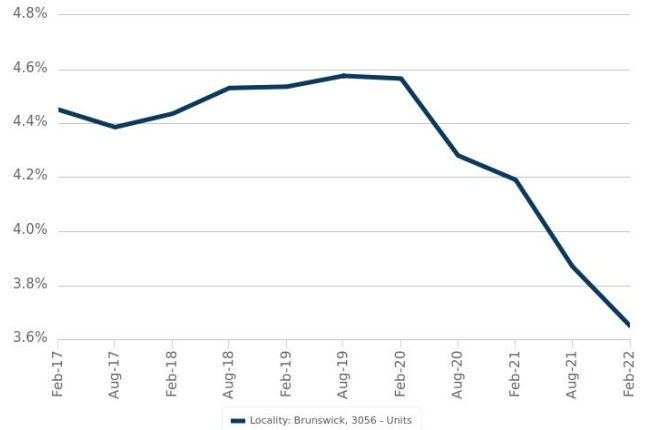
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

 55

 1
BEDROOMS



**305/201 Albert Street
Brunswick VIC 3056**

Listed on 16 May 2022
\$395/W



**8/17 Sturrock Street
Brunswick VIC 3056**

Listed on 16 May 2022
\$280/W



 101

 2
BEDROOMS



**1/241 Albion Street
Brunswick VIC 3056**

Listed on 17 May 2022
\$400/W



**505/37-43 Breese Street
Brunswick VIC 3056**

Listed on 17 May 2022
\$395/W



 14

 3
BEDROOMS



**8/166-168 Victoria Street
Brunswick VIC 3056**

Listed on 16 May 2022
\$650/W



**1/6 Pottery Court
Brunswick VIC 3056**

Listed on 12 May 2022
\$495/W



= number of units observed as On the Market for Rent within the last month

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