

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

6005/172 Edward Street Brunswick East VIC 3057

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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jul 2019

to

30 Jun 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

4201/189 Weston Street Brunswick East VIC 3057	\$395,000	22-Apr-20
317/92-96 Albert Street Brunswick East VIC 3057	\$415,000	03-Jun-20
6107/172 Edward Street Brunswick East VIC 3057	\$407,500	26-Nov-19

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: 01 July 2020



4201/189 Weston Street Brunswick East VIC 3057 Sold Price **\$395,000** Sold Date **22-Apr-20**

 1  1  1

Distance **0.12km**



317/92-96 Albert Street Brunswick East VIC 3057 Sold Price ^{RS} **\$415,000** Sold Date **03-Jun-20**

 1  1  1

Distance **0.61km**



6107/172 Edward Street Brunswick East VIC 3057 Sold Price **\$407,500** Sold Date **26-Nov-19**

 1  1  1

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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