

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

B208/55 JOHN 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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 May 2022

to

30 Apr 2023

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

201/50 VICTORIA STREET BRUNSWICK EAST VIC 3057	\$560,000	23-Feb-23
B107/55 JOHN STREET BRUNSWICK EAST VIC 3057	\$565,000	12-Dec-22
B103/55 JOHN STREET BRUNSWICK EAST VIC 3057	\$580,000	22-Feb-23

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: 31 May 2023


**201/50 VICTORIA STREET
BRUNSWICK EAST VIC 3057**
 2  1  1

 Sold Price **\$560,000** Sold Date **23-Feb-23**

 Distance **0.32km**

**B107/55 JOHN STREET
BRUNSWICK EAST VIC 3057**
 2  1  1

 Sold Price **\$565,000** Sold Date **12-Dec-22**

 Distance **0km**

**B103/55 JOHN STREET
BRUNSWICK EAST VIC 3057**
 2  2  1

 Sold Price **\$580,000** Sold Date **22-Feb-23**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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