

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

6209/172 Edward Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Brunswick East

Period - From 27/10/2021 to 26/10/2022 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	201/24-26 Merri St BRUNSWICK 3056	\$635,000	20/06/2022
2	C202/59 John St BRUNSWICK EAST 3057	\$630,000	11/08/2022
3	28/195-197 Lygon St BRUNSWICK EAST 3057	\$620,000	08/10/2022

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:

27/10/2022 09:38



2
 2
 1

Rooms: 4

Property Type: apartment

Agent Comments

Indicative Selling Price

\$620,000 - \$650,000

Median Unit Price

27/10/2021 - 26/10/2022: \$605,000

Comparable Properties

201/24-26 Merri St BRUNSWICK 3056 (REI)

Agent Comments

2
 2
 1

Price: \$635,000

Method: Private Sale

Date: 20/06/2022

Property Type: Apartment



C202/59 John St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2
 2
 1

Price: \$630,000

Method: Private Sale

Date: 11/08/2022

Property Type: Apartment



28/195-197 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments

2
 2
 2

Price: \$620,000

Method: Auction Sale

Date: 08/10/2022

Property Type: Unit

Account - VICPROP