

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

6210/172 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

\$590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

Brunswick East

Period-from

01 May 2020

to

30 Apr 2021

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

1501/176 Edward Street Brunswick East VIC 3057	\$676,000	20-Mar-21
107/92-96 Albert Street Brunswick East VIC 3057	\$586,000	01-May-21
107/50 Victoria Street Brunswick East VIC 3057	\$690,000	12-Mar-21

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: 19 May 2021

Trish Di Vito

P 039374 8395

M 0413 252 395

E tdivito@bradteal.com.au



**1501/176 Edward Street Brunswick
East VIC 3057**

Sold Price

RS

\$676,000

Sold Date

20-Mar-21

2

2

1

Distance

-



**107/92-96 Albert Street Brunswick
East VIC 3057**

Sold Price

RS

\$586,000

Sold Date

01-May-21

2

2

1

Distance

0.57km

**107/50 Victoria Street Brunswick
East VIC 3057**

Sold Price

RS

\$690,000

Sold Date

12-Mar-21

2

2

1

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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