

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

1125/176 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Feb 2023

to

31 Jan 2024

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

1226/176 EDWARD STREET BRUNSWICK EAST VIC 3057	\$342,000	10-Oct-23
1411/182 EDWARD STREET BRUNSWICK EAST VIC 3057	\$360,000	15-Dec-23
5405/185 WESTON STREET BRUNSWICK EAST VIC 3057	\$320,000	29-Nov-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: 15 February 2024



**1226/176 EDWARD STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price **\$342,000** Sold Date **10-Oct-23**

Distance **0.04km**



**1411/182 EDWARD STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price ^{RS} **\$360,000** Sold Date **15-Dec-23**

Distance **0.04km**



**5405/185 WESTON STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price **\$320,000** Sold Date **29-Nov-23**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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