Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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2002/178 Edward Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$630,000 & \$680,000	Range between	\$630,000	&	\$680,000
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Median sale price

Median price	\$510,000	Pro	perty Type U	nit		Suburb	Brunswick East
Period - From	16/10/2019	to	15/10/2020	So	ource	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

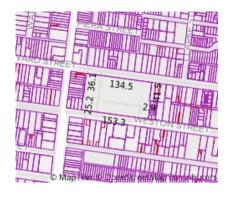
Add	dress of comparable property	Price	Date of sale
1	3/3 York St FITZROY NORTH 3068	\$735,000	12/06/2020
2	6 Lomandra Wkwy BRUNSWICK EAST 3057	\$720,000	14/09/2020
3	23/117 Albion St BRUNSWICK 3056	\$655,000	03/07/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/10/2020 10:10











Property Type: Townhouse

(Single)

Agent Comments

Domenic Zanellini 03 9347 1170 0404 878 879 domenic.zanellini@belleproperty.com

> Indicative Selling Price \$630,000 - \$680,000 Median Unit Price 16/10/2019 - 15/10/2020: \$510,000

Comparable Properties



3/3 York St FITZROY NORTH 3068 (REI/VG)

2



1 6

4 1

Price: \$735,000 Method: Private Sale Date: 12/06/2020

Property Type: Apartment **Land Size:** 666 sqm approx

Agent Comments



6 Lomandra Wkwy BRUNSWICK EAST 3057

(REI)





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Price: \$720,000 Method: Private Sale Date: 14/09/2020

Property Type: Townhouse (Single)

Agent Comments



23/117 Albion St BRUNSWICK 3056 (REI/VG)





Price: \$655,000

Method: Sold Before Auction

Date: 03/07/2020

Property Type: Townhouse (Res)

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



