

# 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

2002/178 Edward Street, Brunswick East Vic 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000

&

\$680,000

### Median sale price

Median price \$510,000

Property Type Unit

Suburb Brunswick East

Period - From 16/10/2019

to

15/10/2020

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	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 comparable properties 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

2002/178 Edward Street, Brunswick East Vic 3057

Domenic Zanellini

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**Indicative Selling Price**

\$630,000 - \$680,000

**Median Unit Price**

16/10/2019 - 15/10/2020: \$510,000



2 -

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



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

Agent Comments

2 1 1

**Price:** \$735,000

**Method:** Private Sale

**Date:** 12/06/2020

**Property Type:** Apartment

**Land Size:** 666 sqm approx



**6 Lomandra Wkwy BRUNSWICK EAST 3057 (REI)**

Agent Comments

2 2 1

**Price:** \$720,000

**Method:** Private Sale

**Date:** 14/09/2020

**Property Type:** Townhouse (Single)



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

Agent Comments

2 1 1

**Price:** \$655,000

**Method:** Sold Before Auction

**Date:** 03/07/2020

**Property Type:** Townhouse (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.