

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

1/80 Edward Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Brunswick East

Period - From 01/04/2021 to 30/06/2021 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	4/232 Stewart St BRUNSWICK EAST 3057	\$745,000	23/08/2021
2	4/136 Blyth St BRUNSWICK EAST 3057	\$740,000	09/09/2021
3	5/115 Tinning St BRUNSWICK 3056	\$710,000	12/05/2021

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:

23/09/2021 14:44

1/80 Edward Street, Brunswick East Vic 3057

Lisa Roberts
03 9347 1170
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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
June quarter 2021: \$600,000

Comparable Properties

4/232 Stewart St BRUNSWICK EAST 3057 (VG) **Agent Comments**

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Price: \$745,000
Method: Sale
Date: 23/08/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



4/136 Blyth St BRUNSWICK EAST 3057 (REI) **Agent Comments**

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Price: \$740,000
Method: Private Sale
Date: 09/09/2021
Rooms: 4
Property Type: Villa



5/115 Tinning St BRUNSWICK 3056 (VG) **Agent Comments**

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Price: \$710,000
Method: Sale
Date: 12/05/2021
Property Type: Flat/Unit/Apartment (Res)

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



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