

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

3/221 Glenlyon Road, Brunswick East Vic 3057

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$653,000

Property Type Unit

Suburb Brunswick East

Period - From 01/07/2021

to 30/06/2022

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	1/137 Edward St BRUNSWICK 3056	\$642,500	24/05/2022
2	1/25 Stewart St BRUNSWICK 3056	\$632,009	05/04/2022
3	2/23 Mitchell St BRUNSWICK 3056	\$629,000	07/07/2022

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:

16/08/2022 11:24



Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median Unit Price
Year ending June 2022: \$653,000

Comparable Properties



1/137 Edward St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$642,500
Method: Private Sale
Date: 24/05/2022
Property Type: Villa

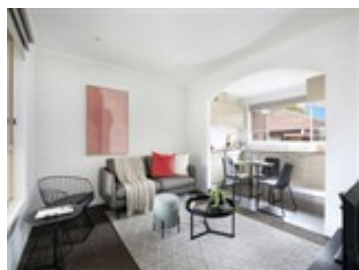


1/25 Stewart St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$632,009
Method: Private Sale
Date: 05/04/2022
Property Type: Unit
Land Size: 7 sqm approx



2/23 Mitchell St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$629,000
Method: Private Sale
Date: 07/07/2022
Property Type: Villa

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788