

## 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

5210/185 Weston 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$511,250

Property type

Unit

Suburb

Brunswick East

Period-from

01 May 2020

to

30 Apr 2021

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

1304/176 Edward Street Brunswick East VIC 3057	\$510,000	01-Jan-21
5313/185 Weston Street Brunswick East VIC 3057	\$475,000	12-Apr-21
406/91-93 Nicholson Street Brunswick East VIC 3057	\$520,000	12-Feb-21

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.~~

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**1304/176 Edward Street Brunswick East VIC 3057**

Sold Price

**\$510,000**

Sold Date

**01-Jan-21**

2 1 1

Distance

-



**5313/185 Weston Street Brunswick East VIC 3057**

Sold Price

<sup>RS</sup> **\$475,000**

Sold Date

**12-Apr-21**

2 1 1

Distance

-



**406/91-93 Nicholson Street Brunswick East VIC 3057**

Sold Price

**\$520,000**

Sold Date

**12-Feb-21**

2 1 1

Distance

**0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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