

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

C110/59 John Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$760,000

&

\$830,000

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Brunswick East

Period - From

01/07/2021

to

30/09/2021

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	9/1086 Lygon St CARLTON NORTH 3054	\$800,000	05/10/2021
2	101/55 Nicholson St BRUNSWICK EAST 3057	\$790,000	03/07/2021
3			

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:

03/11/2021 10:02

C110/59 John Street, Brunswick East Vic 3057

Lisa Roberts
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Indicative Selling Price

\$760,000 - \$830,000

Median Unit Price

September quarter 2021: \$620,000



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



9/1086 Lygon St CARLTON NORTH 3054 (REI) **Agent Comments**

2 1 1

Price: \$800,000

Method: Auction Sale

Date: 05/10/2021

Property Type: Unit



101/55 Nicholson St BRUNSWICK EAST 3057 (REI/VG) **Agent Comments**

2 1 1

Price: \$790,000

Method: Private Sale

Date: 03/07/2021

Property Type: Apartment

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.

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



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