

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

1413/182 EDWARD STREET BRUNSWICK EAST VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$310,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Nov 2022

to

31 Oct 2023

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

1418/176 EDWARD STREET BRUNSWICK EAST VIC 3057	\$357,200	21-Aug-23
1415/182 EDWARD STREET BRUNSWICK EAST VIC 3057	\$370,000	21-Aug-23
1226/176 EDWARD STREET BRUNSWICK EAST VIC 3057	\$342,000	10-Oct-23

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.~~

This Statement of Information was prepared on: 17 November 2023

Pieter Speziale
P 93840000
M 0418385288
E pieter.speziale@brunswick.rh.com.au



**1418/176 EDWARD STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price ^{RS} **\$357,200** ^{UN} Sold Date **21-Aug-23**

Distance **0km**



**1415/182 EDWARD STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **\$370,000** Sold Date **21-Aug-23**

Distance **0km**



**1226/176 EDWARD STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price ^{RS} **\$342,000** Sold Date **10-Oct-23**

Distance **0.04km**

RS = Recent sale **UN** = Undisclosed Sale

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