

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

6/100 Blyth Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$640,000

&

\$700,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Brunswick

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	1/80 Edward St BRUNSWICK 3056	\$730,000	06/10/2021
2	2/100 Blyth St BRUNSWICK 3056	\$700,000	09/12/2021
3	7/171 Edward St BRUNSWICK 3056	\$677,000	23/09/2021

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:

13/01/2022 13:28

6/100 Blyth Street, Brunswick Vic 3056

Lisa Roberts
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2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$640,000 - \$700,000
Median Unit Price
September quarter 2021: \$625,000

Comparable Properties

1/80 Edward St BRUNSWICK 3056 (VG)

Agent Comments

2 - -

Price: \$730,000
Method: Sale
Date: 06/10/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



2/100 Blyth St BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$700,000
Method: Auction Sale
Date: 09/12/2021
Property Type: Unit



7/171 Edward St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$677,000
Method: Sold Before Auction
Date: 23/09/2021
Property Type: Unit

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



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