

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

C406/59 JOHN 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

or range
between

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 May 2021

to

30 Apr 2022

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

206/124 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$585,000	23-Mar-22
42/195-197 LYGON STREET BRUNSWICK EAST VIC 3057	\$580,000	13-Jan-22
13/37-39 STALEY STREET BRUNSWICK VIC 3056	\$570,000	22-Dec-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.~~

This Statement of Information was prepared on: 20 May 2022


**206/124 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**
 2  1  1

 Sold Price ^{RS} **\$585,000** ^{UN} Sold Date **23-Mar-22**

Distance -


**42/195-197 LYGON STREET
BRUNSWICK EAST VIC 3057**
 2  1  1

 Sold Price **\$580,000** Sold Date **13-Jan-22**

Distance -


**13/37-39 STALEY STREET
BRUNSWICK VIC 3056**
 2  1  1

 Sold Price **\$570,000** Sold Date **22-Dec-21**

Distance -

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

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