

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

101/41 Miller Street, Brunswick East Vic 3057

Indicative selling price

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

Single price \$740,000

Median sale price

Median price \$517,500

Property Type Unit

Suburb Brunswick East

Period - From 01/01/2023

to 31/03/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	601B/64 Breese St BRUNSWICK 3056	\$750,000	30/06/2023
2	102/28 Stanley St COLLINGWOOD 3066	\$750,000	29/05/2023
3	604/17 Union St BRUNSWICK 3056	\$702,500	09/03/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

14/07/2023 11:18



Property Type: Apartment

Agent Comments

Comparable Properties



601B/64 Breese St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 30/06/2023

Property Type: Apartment



102/28 Stanley St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 29/05/2023

Property Type: Unit



604/17 Union St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$702,500

Method: Sold Before Auction

Date: 09/03/2023

Property Type: Unit