

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

5012/185 Weston 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Sep 2020

to

31 Aug 2021

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

5005/185 Weston Street Brunswick East VIC 3057	\$410,000	09-Aug-21
501/69 Lygon Street Brunswick East VIC 3057	\$415,000	14-May-21
327/8 Lygon Street Brunswick East VIC 3057	\$422,000	24-Apr-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: 29 September 2021

Trish Di Vito

P 039374 8395

M 0413 252 395

E tdivito@bradteal.com.au



5005/185 Weston Street Brunswick East VIC 3057 Sold Price **\$410,000** Sold Date **09-Aug-21**



1



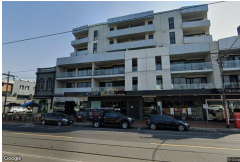
1



1

Distance

-



501/69 Lygon Street Brunswick East VIC 3057 Sold Price **\$415,000** Sold Date **14-May-21**



1



1



1

Distance

0.22km



327/8 Lygon Street Brunswick East VIC 3057 Sold Price **\$422,000** Sold Date **24-Apr-21**



1



1



1

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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