Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	2309/178 Edward Street, Brunswick East Vic 3057
Including suburb and	
postcode	

Indicative selling price

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

Single price \$685,000

Median sale price

Median price	\$620,500	Pro	perty Type U	nit		Suburb	Brunswick East
Period - From	01/01/2024	to	31/03/2024	So	ource	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

1	2211/178 Edward St BRUNSWICK EAST 3057	\$720,000	16/04/2024
2	1610/182 Edward St BRUNSWICK EAST 3057	\$710,000	17/02/2024
3	511/27 Wilson Av BRUNSWICK 3056	\$690,000	28/03/2024

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:	08/05/2024 10:21



Date of sale





Property Type: Agent Comments

Indicative Selling Price \$685,000 **Median Unit Price** March quarter 2024: \$620,500

Comparable Properties



2211/178 Edward St BRUNSWICK EAST 3057

(REI)

- 2

Agent Comments

Agent Comments

Agent Comments

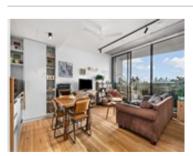
Price: \$720,000 Method: Private Sale Date: 16/04/2024 Property Type: Unit

1610/182 Edward St BRUNSWICK EAST 3057 (REI)



Price: \$710,000 Method: Auction Sale Date: 17/02/2024

Property Type: Apartment



511/27 Wilson Av BRUNSWICK 3056 (REI)

Price: \$690,000 Method: Private Sale Date: 28/03/2024

Property Type: Apartment

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



