

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 and
postcode

C407/59 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

\$689,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,750

Property type

Unit

Suburb

Brunswick East

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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

C301/59 JOHN STREET BRUNSWICK EAST VIC 3057	\$701,000	29-Oct-21
D201/42 HUTCHINSON STREET BRUNSWICK EAST VIC 3057	\$660,000	17-Nov-21
C111/59 JOHN STREET BRUNSWICK EAST VIC 3057	\$830,000	18-Nov-21

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: 01 December 2021

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**C301/59 JOHN STREET
BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price

^{RS} **\$701,000**

Sold Date

29-Oct-21

Distance

0.05km



**D201/42 HUTCHINSON STREET
BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price

^{RS} **\$660,000**

Sold Date

17-Nov-21

Distance

0.05km

**C111/59 JOHN STREET BRUNSWICK
EAST VIC 3057**

 2  2  1

Sold Price

^{RS} **\$830,000**

Sold Date

18-Nov-21

Distance

0.05km

**B304/55 JOHN STREET
BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price

\$670,000

Sold Date

21-Aug-21

Distance

0.05km

**D402/42 HUTCHINSON STREET
BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price

\$725,000

Sold Date

17-Jun-21

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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