

# 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

1325/176 Edward Street, Brunswick East Vic 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$255,000 & \$280,000

### Median sale price

Median price \$602,000 Property Type Unit Suburb Brunswick East

Period - From 01/01/2022 to 31/12/2022 Source 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  | Price     | Date of sale |
|---|---------------------------------|-----------|--------------|
| 1 | 121/26 Merri Pde NORTHCOTE 3070 | \$275,000 | 07/12/2022   |
| 2 | 1/2 West St BRUNSWICK 3056      | \$271,000 | 06/01/2023   |
| 3 | 331/4 Bik La FITZROY NORTH 3068 | \$250,000 | 11/11/2022   |

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:

13/02/2023 11:07