

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

18 Roberts Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$1,600,000

&

\$1,760,000

Median sale price

Median price

\$1,363,000

Property Type

House

Suburb

Brunswick East

Period - From

01/04/2022

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	22 Albion St BRUNSWICK EAST 3057	\$1,720,000	01/04/2023
2	108 Edward St BRUNSWICK 3056	\$1,705,000	12/03/2023
3	200 Stewart St BRUNSWICK EAST 3057	\$1,643,000	08/03/2023

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:

08/06/2023 13:51



5 2 2

Property Type: House
Land Size: 445 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
Year ending March 2023: \$1,363,000

Comparable Properties



22 Albion St BRUNSWICK EAST 3057 (REI)

Agent Comments

4 2 1

Price: \$1,720,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)



108 Edward St BRUNSWICK 3056 (REI/VG)

Agent Comments

5 1 2

Price: \$1,705,000
Method: Sold Before Auction
Date: 12/03/2023
Property Type: House (Res)
Land Size: 429 sqm approx



200 Stewart St BRUNSWICK EAST 3057 (REI)

Agent Comments

6 3 2

Price: \$1,643,000
Method: Auction Sale
Date: 08/03/2023
Property Type: House (Res)
Land Size: 520 sqm approx