Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	18 Roberts Street, Brunswick East Vic 3057
Including suburb or	
locality and postcode	

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	Pro	perty 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

	aress of comparable property	1 1100	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.

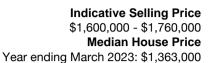
This Statement of Information was prepared on:	08/06/2023 13:51



Date of sale



Chris Vrantsis 0418 883 118 cvrantsis@bigginscott.com.au







Property Type: House **Land Size:** 445 sqm approx

Agent Comments

Comparable Properties



22 Albion St BRUNSWICK EAST 3057 (REI)

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Price: \$1,720,000 **Method:** Auction Sale **Date:** 01/04/2023

Property Type: House (Res)

Agent Comments



108 Edward St BRUNSWICK 3056 (REI/VG)

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Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788







Price: \$1,705,000

Method: Sold Before Auction

Date: 12/03/2023

Property Type: House (Res) Land Size: 429 sqm approx **Agent Comments**

Agent Comments



200 Stewart St BRUNSWICK EAST 3057 (REI)

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Price: \$1,643,000 Method: Auction Sale

Date: 08/03/2023 Property Type: House (Res) Land Size: 520 sqm approx



