

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

4/107 Victoria Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$691,500 Property Type Unit Suburb Brunswick East

Period - From 01/10/2021 to 31/12/2021 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	10/185 Brunswick Rd BRUNSWICK 3056	\$1,000,000	01/09/2021
2	5/78 John St BRUNSWICK EAST 3057	\$980,000	12/11/2021
3	2/126-128 Glenlyon Rd BRUNSWICK 3056	\$950,000	17/12/2021

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:

24/01/2022 08:45



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



10/185 Brunswick Rd BRUNSWICK 3056 (REI/VG)

Agent Comments

3 2 1

Price: \$1,000,000

Method: Sold Before Auction

Date: 01/09/2021

Property Type: Townhouse (Res)



5/78 John St BRUNSWICK EAST 3057 (REI)

Agent Comments

3 2 1

Price: \$980,000

Method: Auction Sale

Date: 12/11/2021

Property Type: Townhouse (Res)



2/126-128 Glenlyon Rd BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$950,000

Method: Sold Before Auction

Date: 17/12/2021

Property Type: Townhouse (Res)