

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

5204/185 Weston Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$370,000 & \$400,000

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 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 | 522/22 Barkly St BRUNSWICK EAST 3057 | \$392,000 | 25/07/2022 |
| 2 | 1126/176 Edward St BRUNSWICK EAST 3057 | \$380,000 | 26/08/2022 |
| 3 | 6304/172 Edward St BRUNSWICK EAST 3057 | \$375,000 | 22/11/2022 |

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:

28/02/2023 10:17

5204/185 Weston Street, Brunswick East Vic 3057

WHITEFOX

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Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

Year ending December 2022: \$602,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



522/22 Barkly St BRUNSWICK EAST 3057
(REI/VG)

Agent Comments

1 1 1

Price: \$392,000

Method: Private Sale

Date: 25/07/2022

Property Type: Unit



1126/176 Edward St BRUNSWICK EAST 3057
(REI/VG)

Agent Comments

1 1 1

Price: \$380,000

Method: Private Sale

Date: 26/08/2022

Property Type: Apartment



6304/172 Edward St BRUNSWICK EAST 3057
(REI/VG)

Agent Comments

1 1 1

Price: \$375,000

Method: Private Sale

Date: 22/11/2022

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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