

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 2302/178 Edward Street, Brunswick East Vic 3057

Indicative selling price

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

Single price \$399,500

Median sale price

Median price \$495,000

House

Unit

X

Suburb Brunswick East

Period - From 01/10/2017

to

30/09/2018

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	507/201-207 Albert St BRUNSWICK 3056	\$400,000	23/08/2018
2	6102/172 Edward St BRUNSWICK EAST 3057	\$390,000	20/08/2018
3	2/149-151 Glenlyon Rd BRUNSWICK 3056	\$370,000	24/09/2018

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.

2302/178 Edward Street, Brunswick East Vic 3057



1 bed 0 bath 1 car

Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
\$399,500

Median Unit Price
Year ending September 2018: \$495,000

Comparable Properties



507/201-207 Albert St BRUNSWICK 3056 (VG) **Agent Comments**

1 bed 0 bath 0 car

Price: \$400,000
Method: Sale
Date: 23/08/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



6102/172 Edward St BRUNSWICK EAST 3057 (REI/VG) **Agent Comments**

1 bed 1 bath 1 car

Price: \$390,000
Method: Private Sale
Date: 20/08/2018
Rooms: -
Property Type: Apartment



2/149-151 Glenlyon Rd BRUNSWICK 3056 (REI) **Agent Comments**

1 bed 1 bath 1 car

Price: \$370,000
Method: Private Sale
Date: 24/09/2018
Rooms: -
Property Type: Apartment