

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

6208/172 EDWARD STREET BRUNSWICK EAST VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

306/24-26 MERRI STREET BRUNSWICK VIC 3056	\$655,000	22-Mar-23
105/50 VICTORIA STREET BRUNSWICK EAST VIC 3057	\$669,000	24-Mar-23
C312/59 JOHN STREET BRUNSWICK EAST VIC 3057	\$630,000	24-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 31 March 2023



306/24-26 MERRI STREET BRUNSWICK VIC 3056

2 2 1

Sold Price

^{RS}

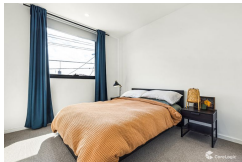
\$655,000

Sold Date

22-Mar-23

Distance

0.89km



105/50 VICTORIA STREET BRUNSWICK EAST VIC 3057

2 2 1

Sold Price

^{RS}

\$669,000

Sold Date

24-Mar-23

Distance

0.94km



C312/59 JOHN STREET BRUNSWICK EAST VIC 3057

2 2 1

Sold Price

\$630,000

Sold Date

24-Nov-22

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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