

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

25 Egginton Street Brunswick West VIC 3055

Indicative selling price

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

Single Price

\$659,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Nov 2020

to

31 Oct 2021

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

21 Egginton Street Brunswick West VIC 3055	\$600,000	27-Oct-21
7/28 McLean Street Brunswick West VIC 3055	\$659,000	04-Nov-21
7/171 Edward Street Brunswick VIC 3056	\$677,000	23-Sep-21

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: 23 November 2021

Trish Di Vito

P 039374 8395

M 0413 252 395

E tdivito@bradteal.com.au

**21 Egginton Street Brunswick West VIC 3055**

Sold Price

^{RS} **\$600,000** ^{UN}

Sold Date

27-Oct-21 2 1 1

Distance

0.01km**7/28 McLean Street Brunswick West VIC 3055**

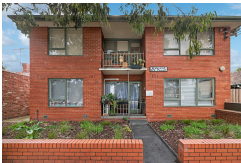
Sold Price

^{RS} **\$659,000**

Sold Date

04-Nov-21 2 1 1

Distance

0.64km**7/171 Edward Street Brunswick VIC 3056**

Sold Price

^{RS} **\$677,000**

Sold Date

23-Sep-21 2 1 1

Distance

3.14km**RS** = Recent sale**UN** = Undisclosed Sale

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