

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

2/46 John Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,218,500

Property Type

House

Suburb

Brunswick East

Period - From

01/07/2021

to

30/09/2021

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	2/3 John St BRUNSWICK EAST 3057	\$1,280,000	09/10/2021
2	3a John St BRUNSWICK EAST 3057	\$1,280,000	09/10/2021
3	9/46-48 John St BRUNSWICK EAST 3057	\$1,120,000	20/08/2021

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:

15/12/2021 10:28



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

2/3 John St BRUNSWICK EAST 3057 (VG)

Agent Comments



Price: \$1,280,000

Method: Sale

Date: 09/10/2021

Property Type: House - Attached House N.E.C.

Land Size: 173 sqm approx

3a John St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$1,280,000

Method: Auction Sale

Date: 09/10/2021

Property Type: House (Res)



9/46-48 John St BRUNSWICK EAST 3057 (REI) **Agent Comments**



Price: \$1,120,000

Method: Sold Before Auction

Date: 20/08/2021

Property Type: Townhouse (Res)