

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

1401/176 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 May 2021

to

30 Apr 2022

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

6303/172 EDWARD STREET BRUNSWICK EAST VIC 3057	\$395,000	09-Apr-22
116/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$400,000	19-Nov-21
103/6-8 GAMBLE STREET BRUNSWICK EAST VIC 3057	\$421,000	05-Mar-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: 19 May 2022



**6303/172 EDWARD STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price

^{RS} **\$395,000** Sold Date **09-Apr-22**

Distance -



**116/22 BARKLY STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price

\$400,000 Sold Date **19-Nov-21**

Distance **0.44km**



**103/6-8 GAMBLE STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price

\$421,000 Sold Date **05-Mar-22**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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