

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

1614/176 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Apr 2021

to

31 Mar 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

1601/176 EDWARD STREET BRUNSWICK EAST VIC 3057	\$645,000	24-Oct-21
1714/176 EDWARD STREET BRUNSWICK EAST VIC 3057	\$620,000	02-Jan-22
1501/176 EDWARD STREET BRUNSWICK EAST VIC 3057	\$676,000	20-Mar-21

OR

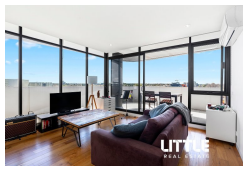
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 April 2022

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**1601/176 EDWARD STREET
BRUNSWICK EAST VIC 3057**
 2  2  2

Sold Price

\$645,000

Sold Date

24-Oct-21

Distance

-


**1714/176 EDWARD STREET
BRUNSWICK EAST VIC 3057**
 2  1  1

Sold Price

\$620,000

Sold Date

02-Jan-22

Distance

-


**1501/176 EDWARD STREET
BRUNSWICK EAST VIC 3057**
 2  2  1

Sold Price

\$676,000

Sold Date

20-Mar-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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