

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

1/201 Blyth 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

Brunswick East

Period-from

01 May 2020

to

30 Apr 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

111/98 Nicholson Street Brunswick East VIC 3057	\$385,000	06-Apr-21
6/178-180 Victoria Street Brunswick VIC 3056	\$386,000	03-May-21
14/76-78 Edward Street Brunswick VIC 3056	\$391,000	24-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.~~

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**111/98 Nicholson Street Brunswick East VIC 3057**

Sold Price

\$385,000

Sold Date

06-Apr-21

1



1



1

Distance

0.31km**6/178-180 Victoria Street Brunswick VIC 3056**

Sold Price

^{RS} **\$386,000**

Sold Date

03-May-21

1



1



1

Distance

0.78km**14/76-78 Edward Street Brunswick VIC 3056**

Sold Price

\$391,000

Sold Date

24-Mar-21

1



1



1

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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