

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

1702/176 Edward Street, Brunswick East Vic 3057

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$567,000

Property Type

Unit

Suburb

Brunswick East

Period - From

01/10/2018

to

30/09/2019

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	14/67 Nicholson St BRUNSWICK EAST 3057	\$360,000	18/06/2019
2	615/601 Sydney Rd BRUNSWICK 3056	\$347,500	11/07/2019
3	611/1 Lygon St BRUNSWICK 3056	\$340,000	28/08/2019

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:

03/12/2019 12:54

1702/176 Edward Street, Brunswick East Vic 3057



 1  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$350,000

Median Unit Price

Year ending September 2019: \$567,000

Comparable Properties

14/67 Nicholson St BRUNSWICK EAST 3057 (VG)

Agent Comments

 1  -  -

Price: \$360,000

Method: Sale

Date: 18/06/2019

Property Type: Strata Unit/Flat



615/601 Sydney Rd BRUNSWICK 3056 (REI/VG)

Agent Comments

 1  1  1

Price: \$347,500

Method: Private Sale

Date: 11/07/2019

Rooms: 2

Property Type: Apartment



611/1 Lygon St BRUNSWICK 3056 (REI/VG)

Agent Comments

 1  1  1

Price: \$340,000

Method: Private Sale

Date: 28/08/2019

Rooms: 3

Property Type: Apartment

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.