

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

D203/42 Hutchinson Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$800,000

&

\$830,000

Median sale price

Median price

\$620,000

Property Type

Unit

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	C111/59 John St, Brunswick East, Vic 3057, Australia	\$830,000	15/11/2021
2	202/55 Nicholson St BRUNSWICK EAST 3057	\$830,000	05/11/2021
3	C110/59 John St BRUNSWICK EAST 3057	\$808,000	05/11/2021

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:

20/01/2022 14:14

D203/42 Hutchinson Street, Brunswick East Vic 3057

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$800,000 - \$830,000

Median Unit Price

September quarter 2021: \$620,000

Comparable Properties

C111/59 John St, Brunswick East, Vic 3057, Australia (REI)

Agent Comments

2 2 1

Price: \$830,000

Method:

Date: 15/11/2021

Property Type: Apartment



202/55 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 1 1

Price: \$830,000

Method: Private Sale

Date: 05/11/2021

Property Type: Apartment



C110/59 John St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 2 1

Price: \$808,000

Method: Sold Before Auction

Date: 05/11/2021

Property Type: Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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