

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

C310/59 John Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$680,000 & \$710,000

Median sale price

Median price \$525,000 Property Type Unit Suburb Brunswick East

Period - From 01/10/2019 to 30/09/2020 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	1709/182 Edward St BRUNSWICK EAST 3057	\$712,500	24/11/2020
2	D104/42 Hutchinson St BRUNSWICK EAST 3057	\$700,000	14/03/2020
3	D304/42 Hutchinson St BRUNSWICK EAST 3057	\$680,000	06/05/2020

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:

08/12/2020 09:36

C310/59 John Street, Brunswick East Vic 3057

Matt Klein
9317 6500
0499 50 33 66
matt@avionproperties.com.au



2 2 1

Rooms: 5
Property Type: Apartment
Land Size: 86.5 sqm approx

Agent Comments

3rd floor 2 bedroom, 2 bathroom plus study apartment with one carspace.

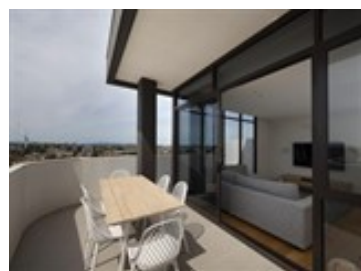
Indicative Selling Price

\$680,000 - \$710,000

Median Unit Price

Year ending September 2020: \$525,000

Comparable Properties



1709/182 Edward St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 2 1

Price: \$712,500
Method: Private Sale
Date: 24/11/2020
Property Type: Apartment

D104/42 Hutchinson St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 2 1

Price: \$700,000
Method: Auction Sale
Date: 14/03/2020
Property Type: Unit



D304/42 Hutchinson St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 2 1

Price: \$680,000
Method: Private Sale
Date: 06/05/2020
Property Type: Apartment

Account - Avion Properties | P: 03 9317 6500



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.