

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

C111/59 John Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$720,000 & \$790,000

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	304/6-8 Gamble St, Brunswick East, Vic 3057, Australia	\$805,000	12/10/2021
2	C110/59 John St BRUNSWICK EAST 3057	\$808,000	11/11/2021
3	101/55 Nicholson St BRUNSWICK EAST 3057	\$790,000	03/07/2021

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:

15/11/2021 12:10

C111/59 John 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
\$720,000 - \$790,000
Median Unit Price
September quarter 2021: \$620,000



Comparable Properties

304/6-8 Gamble St, Brunswick East, Vic 3057, Australia (REI) Agent Comments

 2  2  1

Price: \$805,000

Method:

Date: 12/10/2021

Property Type: Unit



C110/59 John St BRUNSWICK EAST 3057 (REI) Agent Comments

 2  2  1

Price: \$808,000

Method: Sold Before Auction

Date: 11/11/2021

Property Type: Unit



101/55 Nicholson St BRUNSWICK EAST 3057 (REI/VG) Agent Comments

 2  1  1

Price: \$790,000

Method: Private Sale

Date: 03/07/2021

Property Type: Apartment

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



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