

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

1307/176 Edward Street, Brunswick East Vic 3057

Indicative selling price

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

Single price

\$340,000

Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Brunswick East

Period - From

01/01/2025

to

31/03/2025

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 | 1608&1708/182 Edward St BRUNSWICK EAST 3057 | \$345,000 | 04/02/2025 |
| 2 | 1212/182 Edward St BRUNSWICK EAST 3057 | \$345,000 | 22/01/2025 |
| 3 | 6203/172 Edward St BRUNSWICK EAST 3057 | \$357,000 | 17/12/2024 |

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:

29/04/2025 13:36

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Indicative Selling Price

\$340,000

Median Unit Price

March quarter 2025: \$540,000



Property Type:

Agent Comments

Comparable Properties



1608&1708/182 Edward St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 04/02/2025

Property Type: Apartment

Land Size: 75 sqm approx

1212/182 Edward St BRUNSWICK EAST 3057 (VG)

Agent Comments



Price: \$345,000

Method: Sale

Date: 22/01/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



6203/172 Edward St BRUNSWICK EAST 3057 (VG)

Agent Comments



Price: \$357,000

Method: Sale

Date: 17/12/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - John Hopkins Property Pty Ltd | P: 03 8631 0402