

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	203/1 Brunswick Road, Brunswick East, VIC 3057
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Indicative selling price

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

Single Price	\$484,990
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Median sale price

Median price	\$544,000	Property Type	Apartment	Suburb	Brunswick East (3057)
Period - From	11/11/2023	to	11/11/2024	Source	Realestate.com.au

Comparable property sales

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
5414/185 WESTON STREET, BRUNSWICK EAST VIC 3057	\$475,000	06/11/2024
505/200 LYGON STREET, BRUNSWICK EAST VIC 3057	\$500,000	14/09/2024
1223/176 EDWARD STREET, BRUNSWICK EAST VIC 3057	\$515,000	04/09/2024

This Statement of Information was prepared on: 13/01/2025