

# 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

1/6 Methven Street, Brunswick East Vic 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$495,000

### Median sale price

Median price \$500,000 Property Type Unit Suburb Brunswick East

Period - From 01/10/2023 to 31/12/2023 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	12/844 Lygon St CARLTON NORTH 3054	\$490,000	23/10/2023
2	1/3 Harry St BRUNSWICK WEST 3055	\$480,000	18/12/2023
3	1/142a Albert St BRUNSWICK 3056	\$470,000	12/12/2023

**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:

30/01/2024 23:28



**Property Type:** Unit

Agent Comments

## Comparable Properties



**12/844 Lygon St CARLTON NORTH 3054 (REI)** Agent Comments



**Price:** \$490,000

**Method:** Sold Before Auction

**Date:** 23/10/2023

**Property Type:** Unit



**1/3 Harry St BRUNSWICK WEST 3055 (REI/VG)** Agent Comments



**Price:** \$480,000

**Method:** Private Sale

**Date:** 18/12/2023

**Property Type:** Villa



**1/142a Albert St BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$470,000

**Method:** Sold Before Auction

**Date:** 12/12/2023

**Property Type:** Apartment