

# 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

|  |
|--|
| 102/42-44 Harrison 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 

|           |
|-----------|
| \$630,000 |
|-----------|

 & 

|           |
|-----------|
| \$690,000 |
|-----------|

### Median sale price

Median price 

|           |
|-----------|
| \$615,000 |
|-----------|

 Property Type 

|      |
|------|
| Unit |
|------|

 Suburb 

|                |
|----------------|
| Brunswick East |
|----------------|

Period - From 

|            |
|------------|
| 01/07/2023 |
|------------|

 to 

|            |
|------------|
| 30/09/2023 |
|------------|

 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 | 306/100 Nicholson St BRUNSWICK EAST 3057 | \$700,000 | 18/07/2023   |
| 2 | 12/395 Lygon St BRUNSWICK EAST 3057      | \$700,000 | 25/11/2023   |
| 3 | 4/449a Lygon St BRUNSWICK EAST 3057      | \$674,000 | 07/10/2023   |

**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: 

|                  |
|------------------|
| 12/12/2023 12:49 |
|------------------|

102/42-44 Harrison Street, Brunswick East Vic 3057

Lisa Roberts  
03 9347 1170  
0413 265 362  
lisa.roberts@belleproperty.com



2 1 1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**  
\$630,000 - \$690,000  
**Median Unit Price**  
September quarter 2023: \$615,000

## Comparable Properties



**306/100 Nicholson St BRUNSWICK EAST 3057 (REI/VG)** Agent Comments

2 2 1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 18/07/2023

**Property Type:** Unit



**12/395 Lygon St BRUNSWICK EAST 3057 (REI)** Agent Comments

2 2 1

**Price:** \$700,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** Apartment



**4/449a Lygon St BRUNSWICK EAST 3057 (REI)** Agent Comments

2 1 1

**Price:** \$674,000

**Method:** Private Sale

**Date:** 07/10/2023

**Property Type:** Unit

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



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