

# 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

1414/182 Edward 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)

Single price \$510,000

### Median sale price

Median price \$517,500

Property Type Unit

Suburb Brunswick East

Period - From 01/01/2023

to 31/03/2023

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.

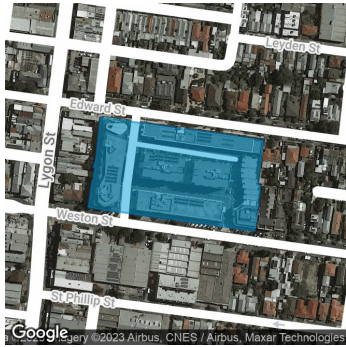
	Address of comparable property	Price	Date of sale
1	106/8-38 Percy St BRUNSWICK 3056	\$505,000	01/04/2023
2	505/300 Victoria St BRUNSWICK 3056	\$475,000	23/05/2023
3	511/300 Victoria St BRUNSWICK 3056	\$475,000	01/05/2023

**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:

10/06/2023 13:27



 2  1  1

**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$510,000  
**Median Unit Price**  
March quarter 2023: \$517,500

## Comparable Properties



106/8-38 Percy St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

**Price:** \$505,000  
**Method:** Auction Sale  
**Date:** 01/04/2023  
**Property Type:** Unit

505/300 Victoria St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 23/05/2023  
**Property Type:** Unit

511/300 Victoria St BRUNSWICK 3056 (REI/VG) Agent Comments

 2  1  1

**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 01/05/2023  
**Property Type:** Unit

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586



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