

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

164 DONALD STREET BRUNSWICK EAST VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,388,500

Property type

House

Suburb

Brunswick East

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

101 DONALD STREET BRUNSWICK VIC 3056	\$1,500,000	17-May-24
44 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$1,450,000	19-Apr-24
23A JOHN STREET BRUNSWICK EAST VIC 3057	\$1,520,000	15-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 18 June 2024

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**101 DONALD STREET BRUNSWICK
VIC 3056**

 4  2  1

Sold Price

^{RS} **\$1,500,000**

Sold Date

17-May-24

Distance

0.41km



**44 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

 3  2  1

Sold Price

\$1,450,000

Sold Date

19-Apr-24

Distance

1.55km



**23A JOHN STREET BRUNSWICK
EAST VIC 3057**

 3  1  2

Sold Price

^{RS} **\$1,520,000**

Sold Date

15-Jun-24

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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