

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

2202/178 Edward Street, Brunswick East Vic 3057

Indicative selling price

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

Single price \$485,000

Median sale price

Median price \$620,500

Property Type Unit

Suburb Brunswick East

Period - From 01/01/2024

to 31/03/2024

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	110/11 Reid St FITZROY NORTH 3068	\$480,000	04/03/2024
2			
3			

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:

28/05/2024 16:39

2202/178 Edward Street, Brunswick East Vic 3057



 1  1  1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$485,000

Median Unit Price
March quarter 2024: \$620,500

Comparable Properties

110/11 Reid St FITZROY NORTH 3068 (VG)

Agent Comments

 1  -  -

Price: \$480,000

Method: Sale

Date: 04/03/2024

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

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.

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



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