

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 2309/178 Edward Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$640,000 & \$680,000

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	2211/178 Edward St BRUNSWICK EAST 3057	\$720,000	16/04/2024
2	302/8 Hope St BRUNSWICK 3056	\$660,000	08/01/2024
3	501/33-35 Breese St BRUNSWICK 3056	\$640,000	10/02/2024

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: 29/04/2024 12:13

2309/178 Edward Street, Brunswick East Vic 3057



 2  2  1

Property Type:
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median Unit Price
March quarter 2024: \$620,500

Comparable Properties



2211/178 Edward St BRUNSWICK EAST 3057 (REI) Agent Comments

 2  2  1

Price: \$720,000
Method: Private Sale
Date: 16/04/2024
Property Type: Unit



302/8 Hope St BRUNSWICK 3056 (REI/VG) Agent Comments

 2  2  1

Price: \$660,000
Method: Private Sale
Date: 08/01/2024
Property Type: Apartment



501/33-35 Breese St BRUNSWICK 3056 (REI) Agent Comments

 2  2  1

Price: \$640,000
Method: Private Sale
Date: 10/02/2024
Property Type: Apartment

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



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