

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

5411/185 WESTON 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Nov 2021

to

31 Oct 2022

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

1708/182 EDWARD STREET BRUNSWICK EAST VIC 3057	\$520,000	01-Dec-21
4301/189 WESTON STREET BRUNSWICK EAST VIC 3057	\$600,000	23-Mar-22
5319/185 WESTON STREET BRUNSWICK EAST VIC 3057	\$605,000	10-Nov-21

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: 30 November 2022

Brad Carlin-Smith

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**1708/182 EDWARD STREET
BRUNSWICK EAST VIC 3057**

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Sold Price **\$520,000** Sold Date **01-Dec-21**Distance **0km****4301/189 WESTON STREET
BRUNSWICK EAST VIC 3057**

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Sold Price **\$600,000** Sold Date **23-Mar-22**Distance **0km****5319/185 WESTON STREET
BRUNSWICK EAST VIC 3057**

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Sold Price **\$605,000** Sold Date **10-Nov-21**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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