## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/160 Edward Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$655,000	Pro	operty Type	Tow	nhouse		Suburb	Brunswick
Period - From	11/07/2023	to	10/07/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	8/32 Albert St BRUNSWICK EAST 3057	\$1,250,000	06/04/2024
2	217 Stewart St BRUNSWICK EAST 3057	\$1,300,000	15/02/2024
3	5/31-33 OConnor St BRUNSWICK EAST 3057	\$1,380,000	10/04/2024

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:

11/07/2024 14:05









**Property Type:** Townhouse (Res) Agent Comments Elizabeth Kelly 9387 5888 0431 434 169 elizabethkelly@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median Townhouse Price 11/07/2023 - 10/07/2024: \$655,000

# **Comparable Properties**



8/32 Albert St BRUNSWICK EAST 3057 (REI/VG)



Price: \$1,250,000 Method: Sold Before Auction Date: 06/04/2024 Property Type: Townhouse (Res) Agent Comments

Agent Comments



217 Stewart St BRUNSWICK EAST 3057 (REI/VG) 3 2 1

Price: \$1,300,000 Method: Sold Before Auction Date: 15/02/2024 Property Type: Townhouse (Res)



5/31-33 OConnor St BRUNSWICK EAST 3057 Agent Comments (REI)



Price: \$1,380,000 Method: Private Sale Date: 10/04/2024 Property Type: Townhouse (Single)

#### Account - Jellis Craig | P: 03 9387 5888



propertydata

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