

## 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

6009/172 EDWARD STREET BRUNSWICK EAST VIC 3057

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jan 2023

to

31 Dec 2023

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

131/48 VICTORIA STREET BRUNSWICK EAST VIC 3057	\$500,000	13-Nov-23
1414/182 EDWARD STREET BRUNSWICK EAST VIC 3057	\$510,000	04-Jan-24
207/29 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$540,000	06-Nov-23

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: 29 January 2024

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**131/48 VICTORIA STREET  
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price

<sup>RS</sup> **\$500,000**

Sold Date

**13-Nov-23**

Distance

**0.97km**



**1414/182 EDWARD STREET  
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**04-Jan-24**

Distance

**0.03km**



**207/29 NICHOLSON STREET  
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price

**\$540,000**

Sold Date

**06-Nov-23**

Distance

**0.6km**

RS = Recent sale

UN = Undisclosed Sale

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