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 7/140 Blyth Street, Brunswick East Vic 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$385,000		&		\$400,000					
Median sale p	rice									
Median price	\$541,000	Pro	operty Type	Unit			Suburb	Brunswick East		
Period - From	07/07/2023	to	06/07/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	8/3 Hickford St BRUNSWICK EAST 3057	\$395,100	01/02/2024
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:

07/07/2024 15:55



7/140 Blyth Street, Brunswick East Vic 3057







Property Type: Apartment Agent Comments

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> Indicative Selling Price \$385,000 - \$400,000 Median Unit Price 07/07/2023 - 06/07/2024: \$541,000

Comparable Properties



8/3 Hickford St BRUNSWICK EAST 3057 (REI/VG)



Price: \$395,100 Method: Private Sale Date: 01/02/2024 Property Type: Unit Agent Comments

two kilometres of the property for sale in the last six months.

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

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propertydata



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