

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

7/160 EDWARD STREET BRUNSWICK VIC 3056

Indicative selling price

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

Single Price

or range
between

\$970,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2024

to

31 May 2025

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

2/145 BRUNSWICK ROAD BRUNSWICK VIC 3056

\$950,000

31-May-25

1A LYNDHURST CRESCENT BRUNSWICK EAST VIC 3057

\$957,000

31-May-25

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: 02 June 2025

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**2/145 BRUNSWICK ROAD
BRUNSWICK VIC 3056**

 2  1  1

Sold Price ^{RS} **\$950,000** ^{UN} Sold Date **31-May-25**

Distance **0.38km**



**1A LYNDHURST CRESCENT
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price ^{RS} **\$957,000** Sold Date **31-May-25**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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