

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

112d/42 Hutchinson Street, Brunswick East Vic 3057
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$550,000

 &

\$600,000

Median sale price

Median price

\$620,500

 Property Type

Unit

 Suburb

Brunswick East

Period - From

01/01/2024

 to

31/03/2024

 Source

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.

	Address of comparable property	Price	Date of sale
1	609/240-250 Lygon St BRUNSWICK EAST 3057	\$600,000	30/05/2024
2	D107/42 Hutchinson St BRUNSWICK EAST 3057	\$580,000	11/04/2024
3	403/466 Lygon St BRUNSWICK EAST 3057	\$552,500	02/05/2024

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:

18/06/2024 09:43



Property Type: Unit

Agent Comments

Includes storage cage

Comparable Properties



609/240-250 Lygon St BRUNSWICK EAST 3057 Agent Comments (REI)



Price: \$600,000

Method: Private Sale

Date: 30/05/2024

Property Type: Unit



D107/42 Hutchinson St BRUNSWICK EAST 3057 Agent Comments (REI)



Price: \$580,000

Method: Private Sale

Date: 11/04/2024

Property Type: Apartment



403/466 Lygon St BRUNSWICK EAST 3057 Agent Comments (REI)



Price: \$552,500

Method: Private Sale

Date: 02/05/2024

Property Type: Apartment