



Meadows
Property
Group



STATEMENT OF INFORMATION

G8/42-44 Harrison Street Brunswick East

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

8/42-44 HARRISON STREET BRUNSWICK EAST VIC 3057

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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Feb 2023

to

31 Jan 2024

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

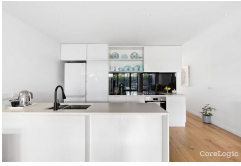
Date of sale

2/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$621,000	04-Jan-24
20/48 HARRISON STREET BRUNSWICK EAST VIC 3057	\$750,000	30-Aug-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: 14 February 2024



2/22 BARKLY STREET BRUNSWICK EAST VIC 3057 Sold Price

^{RS} **\$621,000** Sold Date **04-Jan-24**

 2  2  1

Distance **1.85km**



20/48 HARRISON STREET BRUNSWICK EAST VIC 3057

Sold Price

\$750,000 Sold Date **30-Aug-23**

 2  1  1

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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