Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or locality and postcode: 205/41 Miller Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $581,200 Property Type Unit Suburb Brunswick East

Period - From 01/04/2022 to 31/03/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	202/77 Nicholson St BRUNSWICK EAST 3057	$545,000	26/03/2022
2	C406/59 John St BRUNSWICK EAST 3057	$530,000	16/06/2022
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 11/07/2023 11:29

205/41 Miller Street, Brunswick East Vic 3057

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1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending March 2023: $581,200

Comparable Properties

202/77 Nicholson St BRUNSWICK EAST 3057 (VG) Agent Comments

1 - -

Price: $545,000
Method: Sale
Date: 26/03/2022
Property Type: Strata Unit/Flat

C406/59 John St BRUNSWICK EAST 3057 (VG) Agent Comments

1 - -

Price: $530,000
Method: Sale
Date: 16/06/2022
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

REIV THE DIFFERENCE
propertydata.com.au

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