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	38 Edward Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

Median price $1,375,000 Property Type House Suburb Brunswick

Period - From 14/10/2021 to 13/10/2022 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	42 Ewing St BRUNSWICK 3056	$1,260,000	11/05/2022
2	11 Laura St BRUNSWICK 3056	$1,267,000	24/06/2022
3	83 Wilson St BRUNSWICK 3056	$1,400,000	12/08/2022

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: 14/10/2022 16:01

38 Edward Street, Brunswick Vic 3056



3 2 1

Property Type: House (Res)
Land Size: 186 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
14/10/2021 - 13/10/2022: $1,375,000

Comparable Properties



42 Ewing St BRUNSWICK 3056 (REI/VG)

3 1 2

Price: $1,260,000
Method: Private Sale
Date: 11/05/2022
Property Type: House
Land Size: 313 sqm approx

Agent Comments



11 Laura St BRUNSWICK 3056 (VG)

3 - -

Price: $1,267,000
Method: Sale
Date: 24/06/2022
Property Type: House (Res)
Land Size: 286 sqm approx

Agent Comments



83 Wilson St BRUNSWICK 3056 (VG)

3 - -

Price: $1,400,000
Method: Sale
Date: 12/08/2022
Property Type: House (Res)
Land Size: 230 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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