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<br>Including suburb and postcode | B207/55 John Street, Brunswick East Vic 3057 |

## Indicative selling price

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

Range between $600,000 & $640,000

## Median sale price

Median price $580,000 Property Type Unit Suburb Brunswick East

Period - From 01/04/2023 to 30/06/2023 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 | 321/21 Village Av BRUNSWICK EAST 3057 | $635,000 | 28/07/2023 |
| 2 | 210/213-219 Brunswick Rd BRUNSWICK 3056 | $635,000 | 23/08/2023 |
| 3 | C307/59 John St BRUNSWICK EAST 3057 | $620,000 | 29/08/2023 |

**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: 11/10/2023 14:53

# B207/55 John Street, Brunswick East Vic 3057

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2 2 1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$600,000 - $640,000
**Median Unit Price**
June quarter 2023: $580,000

## Comparable Properties

**321/21 Village Av BRUNSWICK EAST 3057 (VG)**

2 - -

**Price:** $635,000
**Method:** Sale
**Date:** 28/07/2023
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments



**210/213-219 Brunswick Rd BRUNSWICK 3056 (REI)**

2 2 1

**Price:** $635,000
**Method:** Private Sale
**Date:** 23/08/2023
**Property Type:** Apartment

Agent Comments



**C307/59 John St BRUNSWICK EAST 3057 (REI)**

2 2 1

**Price:** $620,000
**Method:** Private Sale
**Date:** 29/08/2023
**Property Type:** Apartment

Agent Comments



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