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	101/197 Edward Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $1,390,000 & $1,460,000

Median sale price

Median price $553,750 Property Type Unit Suburb Brunswick East

Period - From 01/10/2023 to 30/09/2024 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	101/197 Edward St BRUNSWICK EAST 3057	$1,366,398	19/12/2022
2			
3			

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: 14/10/2024 16:33

101/197 Edward Street, Brunswick East Vic 3057

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,390,000 - $1,460,000
Median Unit Price
Year ending September 2024: $553,750

Comparable Properties

101/197 Edward St BRUNSWICK EAST 3057 (VG)

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Agent Comments

Price: $1,366,398
Method: Sale
Date: 19/12/2022
Property Type: Strata Unit/Flat

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.

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