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 | B201/55 John Street, Brunswick East Vic 3057 |

## Indicative selling price

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

Range between $370,000 & $400,000

## Median sale price

Median price $653,000 Property Type Unit Suburb Brunswick East

Period - From 01/07/2021 to 30/06/2022 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 | 6303/172 Edward St BRUNSWICK EAST 3057 | $395,000 | 07/04/2022 |
| 2 | 522/22 Barkly St BRUNSWICK EAST 3057 | $392,000 | 25/07/2022 |
| 3 | 1401/176 Edward St BRUNSWICK EAST 3057 | $390,000 | 11/06/2022 |

**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: 20/09/2022 16:10

# B201/55 John Street, Brunswick East Vic 3057

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1 1 0

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$370,000 - $400,000
**Median Unit Price**
Year ending June 2022: $653,000

## Comparable Properties



**6303/172 Edward St BRUNSWICK EAST 3057 (REI/VG)**

1 1 1

**Price:** $395,000
**Method:** Sold Before Auction
**Date:** 07/04/2022
**Property Type:** Apartment

Agent Comments



**522/22 Barkly St BRUNSWICK EAST 3057 (REI/VG)**

1 1 1

**Price:** $392,000
**Method:** Private Sale
**Date:** 25/07/2022
**Property Type:** Unit

Agent Comments



**1401/176 Edward St BRUNSWICK EAST 3057 (REI/VG)**

1 1 1

**Price:** $390,000
**Method:** Private Sale
**Date:** 11/06/2022
**Property Type:** Apartment

Agent Comments



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