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	4/3 Hickford Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $540,000 & $590,000

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	103/6 Florence St BRUNSWICK 3056	$605,000	08/04/2022
2	10/10 Charles St BRUNSWICK 3056	$590,000	02/04/2022
3	C408/59 John St BRUNSWICK EAST 3057	$590,000	01/08/2022

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: 21/09/2022 12:51

4/3 Hickford Street, Brunswick East Vic 3057

Lisa Roberts
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1 1 1

Property Type: One bedroom plus Studio

Agent Comments

Indicative Selling Price
$540,000 - $590,000
Median Unit Price
Year ending June 2022: $653,000

Comparable Properties



103/6 Florence St BRUNSWICK 3056 (REI/VG)

1 1 -

Price: $605,000
Method: Private Sale
Date: 08/04/2022
Property Type: Unit

Agent Comments



10/10 Charles St BRUNSWICK 3056 (REI/VG)

1 1 1

Price: $590,000
Method: Sold Before Auction
Date: 02/04/2022
Property Type: Unit

Agent Comments



C408/59 John St BRUNSWICK EAST 3057 (REI)

1 1 1

Price: $590,000
Method: Private Sale
Date: 01/08/2022
Property Type: Apartment

Agent Comments

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