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	1226/176 Edward Street, Brunswick East Vic 3057

Indicative selling price

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

Single price $349,000

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	444/22 Barkly St BRUNSWICK EAST 3057	$380,000	31/08/2023
2	1415/182 Edward St BRUNSWICK EAST 3057	$370,000	21/08/2023
3	1418/176 Edward St BRUNSWICK EAST 3057	$357,200	21/08/2023

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: 20/09/2023 11:26

1226/176 Edward Street, Brunswick East Vic 3057

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1 1 1

Property Type: Apartment
Land Size: 45m2 sqm approx

Agent Comments

Indicative Selling Price
$349,000
Median Unit Price
June quarter 2023: $580,000

Comparable Properties



444/22 Barkly St BRUNSWICK EAST 3057 (REI)

1 1 1

Price: $380,000
Method: Private Sale
Date: 31/08/2023
Property Type: Apartment

Agent Comments



1415/182 Edward St BRUNSWICK EAST 3057 (REI)

1 1 1

Price: $370,000
Method: Private Sale
Date: 21/08/2023
Property Type: Apartment

Agent Comments



1418/176 Edward St BRUNSWICK EAST 3057 (REI)

1 1 1

Price: $357,200
Method: Private Sale
Date: 21/08/2023
Property Type: Apartment

Agent Comments

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