

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

164 DONALD STREET BRUNSWICK EAST VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$1,470,000	&	\$1,535,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,420,250	Property type	House	Suburb	Brunswick East
Period-from	01 Aug 2023	to	31 Jul 2024	Source	Corelogic

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 6 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
30 LOWAN STREET BRUNSWICK EAST VIC 3057	\$1,521,000	16-Mar-24
23A JOHN STREET BRUNSWICK EAST VIC 3057	\$1,520,000	15-Jun-24
101 DONALD STREET BRUNSWICK VIC 3056	\$1,500,000	17-May-24

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 6 months.

This Statement of Information was prepared on: 06 August 2024



**30 LOWAN STREET BRUNSWICK
EAST VIC 3057**

Sold Price

\$1,521,000 Sold Date **16-Mar-24**

3 2 1

Distance **1.5km**



**23A JOHN STREET BRUNSWICK
EAST VIC 3057**

Sold Price

\$1,520,000 Sold Date **15-Jun-24**

3 1 2

Distance **1.61km**



**101 DONALD STREET BRUNSWICK
VIC 3056**

Sold Price

\$1,500,000 Sold Date **17-May-24**

4 2 1

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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