

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

c212/59 John Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$563,555

Property Type

Unit

Suburb

Brunswick East

Period - From

01/07/2023

to

30/06/2024

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	408/216 Albion St BRUNSWICK 3056	\$830,000	10/08/2024
2	404/6 Florence St BRUNSWICK 3056	\$851,000	23/07/2024
3	C111/59 John St BRUNSWICK EAST 3057	\$870,000	23/03/2024

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:

20/09/2024 10:04

c212/59 John Street, Brunswick East Vic 3057



Property Type: Hobby Farm < 20
ha (Rur)
Land Size: 6007 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
Year ending June 2024: \$563,555

Comparable Properties



408/216 Albion St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 10/08/2024
Property Type: Apartment



404/6 Florence St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$851,000
Method: Private Sale
Date: 23/07/2024
Property Type: Unit



C111/59 John St BRUNSWICK EAST 3057
(REI/VG)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 23/03/2024
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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