

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

2208/178 Edward Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$660,000 & \$690,000

Median sale price

Median price \$555,000 Property Type Unit Suburb Brunswick East

Period - From 01/04/2024 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	2/195-197 Lygon St BRUNSWICK EAST 3057	\$625,000	26/08/2024
2	710/270 Lygon St BRUNSWICK EAST 3057	\$656,200	24/05/2024
3	2309/178 Edward St BRUNSWICK EAST 3057	\$710,000	15/05/2024

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:

01/10/2024 11:30

2208/178 Edward Street, Brunswick East Vic 3057

**Jellis
Craig**

Anthony Monteleone

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Indicative Selling Price

\$660,000 - \$690,000

Median Unit Price

June quarter 2024: \$555,000



2 2 1

Property Type: Apartment

Land Size: 74 sqm approx

Agent Comments

Comparable Properties



2/195-197 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 2 2

Price: \$625,000

Method: Sold Before Auction

Date: 26/08/2024

Property Type: Apartment

710/270 Lygon St BRUNSWICK EAST 3057 (VG)

Agent Comments

2 - -

Price: \$656,200

Method: Sale

Date: 24/05/2024

Property Type: Flat/Unit/Apartment (Res)



2309/178 Edward St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 2 1

Price: \$710,000

Method: Sold Before Auction

Date: 15/05/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9387 5888



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