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	10 Station Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,260,000 Property Type House Suburb Brunswick East

Period - From 01/07/2022 to 30/09/2022 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	561 Rae St FITZROY NORTH 3068	$1,100,000	27/08/2022
2	404 Station St CARLTON NORTH 3054	$1,060,000	26/11/2022
3	15 Laura St BRUNSWICK 3056	$1,046,000	18/11/2022

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: 09/01/2023 16:52

10 Station Street, Brunswick East Vic 3057

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 161 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
September quarter 2022: $1,260,000

Comparable Properties



561 Rae St FITZROY NORTH 3068 (REI/VG)

3 1 1

Price: $1,100,000
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)
Land Size: 183 sqm approx

Agent Comments



404 Station St CARLTON NORTH 3054 (REI)

2 1 1

Price: $1,060,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)

Agent Comments



15 Laura St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $1,046,000
Method: Sold Before Auction
Date: 18/11/2022
Property Type: House (Res)
Land Size: 192 sqm approx

Agent Comments

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