Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	108 Edward Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price $1,330,000 Property Type House Suburb Brunswick

Period - From 01/01/2022 to 31/12/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	761 Park St BRUNSWICK 3056	$1,750,000	30/11/2022
2	68 Glenmorgan St BRUNSWICK EAST 3057	$1,630,000	23/11/2021
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 17/02/2023 09:02

108 Edward Street, Brunswick Vic 3056

Lisa Roberts
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Property Type: Edwardian home
Land Size: approx. 445 sqm sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,760,000
Median House Price
Year ending December 2022: $1,330,000

Comparable Properties



761 Park St BRUNSWICK 3056 (REI/VG)

5 2 -

Price: $1,750,000
Method: Private Sale
Date: 30/11/2022
Property Type: House
Land Size: 331 sqm approx

Agent Comments



68 Glenmorgan St BRUNSWICK EAST 3057 (REI/VG)

4 2 2

Price: $1,630,000
Method: Sold Before Auction
Date: 23/11/2021
Property Type: House (Res)
Land Size: 435 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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