

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

35 Victoria 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,307,000

Property type

House

Suburb

Brunswick East

Period-from

01 Jun 2020

to

31 May 2021

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

191 Blyth Street Brunswick East VIC 3057	\$1,266,000	17-Apr-21
162 Blyth Street Brunswick East VIC 3057	\$1,400,000	19-Mar-21
169 Stewart Street Brunswick East VIC 3057	\$1,550,000	03-Jun-21

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.~~

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191 Blyth Street Brunswick East VIC 3057

Sold Price

^{RS} **\$1,266,000**

Sold Date

17-Apr-21

3 2 2

Distance

0.34km



162 Blyth Street Brunswick East VIC 3057

Sold Price

\$1,400,000

Sold Date

19-Mar-21

3 1 2

Distance

0.44km



169 Stewart Street Brunswick East VIC 3057

Sold Price

^{RS} **\$1,550,000**

Sold Date

03-Jun-21

3 2 1

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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