

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

1/46-48 JOHN 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

\$979,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 May 2021

to

30 Apr 2022

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

2/46-48 JOHN STREET BRUNSWICK EAST VIC 3057	\$1,150,000	21-Dec-21
77 VICTORIA STREET BRUNSWICK EAST VIC 3057	\$1,360,000	19-Jan-22
36 HUTCHINSON STREET BRUNSWICK EAST VIC 3057	\$1,184,500	17-Feb-22

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.~~

This Statement of Information was prepared on: 16 May 2022



**2/46-48 JOHN STREET
 BRUNSWICK EAST VIC 3057**

3 1 1

Sold Price **\$1,150,000** Sold Date **21-Dec-21**

Distance **0.01km**



**77 VICTORIA STREET BRUNSWICK
 EAST VIC 3057**

3 2 1

Sold Price **\$1,360,000** Sold Date **19-Jan-22**

Distance **0.72km**



**36 HUTCHINSON STREET
 BRUNSWICK EAST VIC 3057**

3 2 2

Sold Price **\$1,184,500** Sold Date **17-Feb-22**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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