

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

D107/42 HUTCHINSON 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Feb 2023

to

31 Jan 2024

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

C307/59 JOHN STREET BRUNSWICK EAST VIC 3057	\$620,000	29-Aug-23
207B/55 JOHN STREET BRUNSWICK EAST VIC 3057	\$626,000	28-Oct-23
511/240-250 LYGON STREET BRUNSWICK EAST VIC 3057	\$585,000	09-Nov-23

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: 26 February 2024



**C307/59 JOHN STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$620,000** Sold Date **29-Aug-23**

Distance **0.03km**



**207B/55 JOHN STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price ^{RS} **\$626,000** Sold Date **28-Oct-23**

Distance **0.03km**



**511/240-250 LYGON STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price ^{RS} **\$585,000** Sold Date **09-Nov-23**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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