

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

144 Edward Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,368,000 Property Type House Suburb Brunswick

Period - From 01/04/2021 to 30/06/2021 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	90 Edward St BRUNSWICK 3056	\$1,355,000	10/07/2021
2	29 Charles St BRUNSWICK 3056	\$1,226,000	19/06/2021
3	13 Bennie St BRUNSWICK 3056	\$1,250,000	19/05/2021

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:

28/07/2021 16:20

144 Edward Street, Brunswick Vic 3056



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Rooms: 5
Property Type: House
Land Size: 273 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
June quarter 2021: \$1,368,000

Comparable Properties



90 Edward St BRUNSWICK 3056 (REI)

Agent Comments

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Price: \$1,355,000
Method: Auction Sale
Date: 10/07/2021
Property Type: House (Res)



29 Charles St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  2

Price: \$1,226,000
Method: Auction Sale
Date: 19/06/2021
Property Type: House (Res)
Land Size: 226 sqm approx



13 Bennie St BRUNSWICK 3056 (VG)

Agent Comments

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Price: \$1,250,000
Method: Sale
Date: 19/05/2021
Property Type: House (Res)
Land Size: 178 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655