

# 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 1602/176 Edward Street, Brunswick East, VIC 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$340,000

### Median sale price

Median price \$539,500 Property Type House Suburb Brunswick East (3057)

Period - From 27/04/2018 to 26/04/2019 Source PropertyData.com.au

### Comparable property sales

**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 |
|---|-----------|--------------|
| 2302/178 EDWARD STREET, BRUNSWICK EAST VIC 3057 | \$395,000 | 20/11/2018   |
| 6206/172 EDWARD STREET, BRUNSWICK EAST VIC 3057 | \$362,000 | 18/12/2018   |
| 6407/172 EDWARD STREET, BRUNSWICK EAST VIC 3057 | \$360,000 | 27/10/2018   |

This Statement of Information was prepared on: 18/11/2019