

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

105C/59 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

\$635,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Nov 2021

to

31 Oct 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

D201/42 HUTCHINSON STREET BRUNSWICK EAST VIC 3057	\$660,000	17-Nov-21
C407/59 JOHN STREET BRUNSWICK EAST VIC 3057	\$685,000	31-Dec-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.

This Statement of Information was prepared on: 18 November 2022

The Hopkins Group

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E info@thehopkinsgroup.com.au**D201/42 HUTCHINSON STREET
BRUNSWICK EAST VIC 3057** 2  2  1Sold Price **\$660,000** Sold Date **17-Nov-21**Distance **0.04km****C407/59 JOHN STREET
BRUNSWICK EAST VIC 3057** 2  2  1Sold Price **\$685,000** Sold Date **31-Dec-21**Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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