

## 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

195 STEWART 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,180,000

&

\$1,240,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,430,000

Property type

House

Suburb

Brunswick East

Period-from

01 Jun 2021

to

31 May 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

Address of comparable property	Price	Date of sale
7 HOLMES STREET BRUNSWICK EAST VIC 3057	\$1,363,000	02-Apr-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.

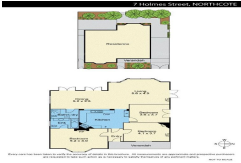
This Statement of Information was prepared on: 02 June 2022

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**7 HOLMES STREET BRUNSWICK  
EAST VIC 3057**3  1  1 Sold Price <sup>RS</sup> **\$1,363,000** <sup>UN</sup> Sold Date **02-Apr-22**Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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