

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

7/160 EDWARD STREET BRUNSWICK VIC 3056

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

\$925,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jul 2024

to

30 Jun 2025

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

1/22 FRENCH AVENUE BRUNSWICK EAST VIC 3057	\$1,000,000	05-Jul-25
8A EDWARD STREET BRUNSWICK VIC 3056	\$905,000	09-May-25
48 WILSON STREET BRUNSWICK VIC 3056	\$900,000	03-Jun-25

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: 10 July 2025

Tamer Genc

M 0423331114

E tgenic@barryplant.com.au

**1/22 FRENCH AVENUE
BRUNSWICK EAST VIC 3057** 2  2  1Sold Price ^{RS} **\$1,000,000** Sold Date **05-Jul-25**Distance **0.55km****8A EDWARD STREET BRUNSWICK
VIC 3056** 2  1  -Sold Price ^{RS} **\$905,000** Sold Date **09-May-25**Distance **0.81km****48 WILSON STREET BRUNSWICK
VIC 3056** 2  1  1Sold Price ^{RS} **\$900,000** Sold Date **03-Jun-25**Distance **1.15km****RS** = Recent sale**UN** = Undisclosed Sale

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