# 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

1/124 Victoria Street, Brunswick East Vic 3057

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,250,000		&		\$1,350,000					
Median sale p	rice									
Median price	\$1,365,000	Pro	Property Type Hous		se		Suburb	Brunswick East		
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1 Allan St BRUNSWICK 3056	\$1,350,000	27/04/2023
2	84 Lydia St BRUNSWICK 3056	\$1,360,000	31/05/2023
3	1a Mackenzie St BRUNSWICK 3056	\$1,365,000	27/03/2023

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:

02/08/2023 13:37









Property Type: House Agent Comments Elizabeth Kelly 9387 5888 0431 434 169 elizabethkelly@jelliscraig.com.au

> Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price June quarter 2023: \$1,365,000

# **Comparable Properties**



1 Allan St BRUNSWICK 3056 (REI/VG)



Price: \$1,350,000 Method: Private Sale Date: 27/04/2023 Property Type: House Land Size: 210 sqm approx

Agent Comments



84 Lydia St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,360,000 Method: Private Sale Date: 31/05/2023 Property Type: House Land Size: 142 sqm approx



1a Mackenzie St BRUNSWICK 3056 (REI/VG) Agent Comments



Price: \$1,365,000 Method: Sold Before Auction Date: 27/03/2023 Property Type: House (Res) Land Size: 239 sqm approx

#### Account - Jellis Craig | P: 03 9387 5888



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.