

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 Myrtle Street, Brunswick East Vic 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,397,000 Property Type House Suburb Brunswick East

Period - From 01/01/2024 to 31/03/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	80 Weston St BRUNSWICK 3056	\$2,640,000	23/12/2023
2	40 Woolhouse St NORTHCOTE 3070	\$2,625,000	16/03/2024
3	604 Park St PRINCES HILL 3054	\$2,350,000	02/03/2024

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:

23/04/2024 10:32

1 Myrtle Street, Brunswick East Vic 3057

**Jellis
Craig**

Mitchell Boys
9387 5888
0412 800 200

mitchellboys@jellisrcraig.com.au

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

March quarter 2024: \$1,397,000



 5  2  garaging

Rooms: 7

Property Type: Residential

Land Size: 470 sqm approx

Agent Comments

Contemporary residential residence

Comparable Properties



80 Weston St BRUNSWICK 3056 (REI)

Agent Comments

 4  2  2

Price: \$2,640,000

Method: Private Sale

Date: 23/12/2023

Property Type: House

Land Size: 765 sqm approx



40 Woolhouse St NORTHCOTE 3070 (REI)

Agent Comments

 4  3  2

Price: \$2,625,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House



604 Park St PRINCES HILL 3054 (REI)

Agent Comments

 4  2  -

Price: \$2,350,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Account - Jellis Craig | P: 03 9387 5888



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