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	1 Taranaki Avenue, Brunswick East Vic 3057
postcode	

Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$730,000	Pro	perty Type T	ownhouse		Suburb	Brunswick East
Period - From	26/02/2023	to	25/02/2024		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

Add	dress of comparable property	Price	Date of sale
1	217 Stewart St BRUNSWICK EAST 3057	\$1,300,000	15/02/2024
2	2/32 Albert St BRUNSWICK EAST 3057	\$1,266,000	12/11/2023
3	6/46 John St BRUNSWICK EAST 3057	\$1,102,000	10/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/02/2024 12:09



Nelson Alexander

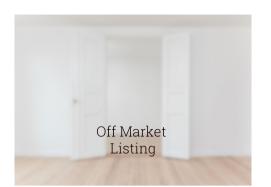
James Pilliner 9347 4322 0405 106 421 jpilliner@nelsonalexander.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median Townhouse Price 26/02/2023 - 25/02/2024: \$730,000

Agent Comments

Agent Comments

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Property Type: House **Land Size:** 196 sqm approx Agent Comments

Comparable Properties



217 Stewart St BRUNSWICK EAST 3057 (REI)

3 📥 2 🛱

Price: \$1,300,000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: Townhouse (Single)

2/32 Albert St BRUNSWICK EAST 3057 (REI)

💾 3 🖢 2 🛱

Price: \$1,266,000 **Method:** Auction Sale **Date:** 12/11/2023

Property Type: House (Res)



6/46 John St BRUNSWICK EAST 3057 (REI)

🛌 3 **-** 1 🛱

Price: \$1,102,000 **Method:** Auction Sale **Date:** 10/02/2024

Property Type: Townhouse (Res)

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155



