

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

11 Hodgson Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$970,000 & \$1,030,000

Median sale price

Median price \$1,435,000 Property Type House Suburb Brunswick

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	11 Gray St BRUNSWICK 3056	\$1,030,000	27/02/2024
2	85 Wilson St BRUNSWICK 3056	\$1,026,000	23/03/2024
3	5 Linden St BRUNSWICK EAST 3057	\$1,025,000	03/05/2024

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:

31/05/2024 15:16



Property Type: House

Land Size: 138.415 sqm approx

Agent Comments

Comparable Properties



11 Gray St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 27/02/2024

Property Type: House

Land Size: 218 sqm approx



85 Wilson St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,026,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 224 sqm approx



5 Linden St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$1,025,000

Method: Private Sale

Date: 03/05/2024

Property Type: House

Land Size: 138 sqm approx