## 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 Sutherland Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,500,000		&		\$1,600,000				
Median sale price									
Median price	\$1,435,000	Pro	Property Type H		House		Suburb	Brunswick	
Period - From	01/01/2024	to	31/03/2024		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	5 Marks St BRUNSWICK 3056	\$1,550,000	27/02/2024
2	1 Mayfield Av BRUNSWICK 3056	\$1,585,000	02/12/2023
3	42 Blyth St BRUNSWICK 3056	\$1,605,000	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:

24/04/2024 14:22









Property Type: House Land Size: 464 sqm approx Agent Comments Greg Cusack 9387 5888 0417 128 125 gregcusack@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price March quarter 2024: \$1,435,000

# **Comparable Properties**

5 Marks St BRUNSWICK 3056 (REI) 3 1 1 1 Price: \$1,550,000 Method: Sold Before Auction Date: 27/02/2024 Property Type: House (Res)	Agent Comments
1 Mayfield Av BRUNSWICK 3056 (VG) → 3 → - → - Price: \$1,585,000 Method: Sale Date: 02/12/2023 Property Type: Development Site (Res) Land Size: 407 sqm approx	Agent Comments
42 Blyth St BRUNSWICK 3056 (REI) → 3 → 2 → 1 Price: \$1,605,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res)	Agent Comments

Account - Jellis Craig | P: 03 9387 5888



propertydata

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