

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### 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	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



3   2   3

**Property Type:** House

**Land Size:** 464 sqm approx

Agent Comments

## Comparable Properties



**5 Marks St BRUNSWICK 3056 (REI)**

Agent Comments

3   1   1

**Price:** \$1,550,000

**Method:** Sold Before Auction

**Date:** 27/02/2024

**Property Type:** House (Res)



**1 Mayfield Av BRUNSWICK 3056 (VG)**

Agent Comments

3   -   -

**Price:** \$1,585,000

**Method:** Sale

**Date:** 02/12/2023

**Property Type:** Development Site (Res)

**Land Size:** 407 sqm approx



**42 Blyth St BRUNSWICK 3056 (REI)**

Agent Comments

3   2   1

**Price:** \$1,605,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)