

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

12 Lomandra Walkway, Brunswick East Vic 3057
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Indicative selling price

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

Range between

\$725,000

 &

\$750,000

Median sale price

Median price

\$615,000

 Property Type

Unit

 Suburb

Brunswick East

Period - From

01/07/2023

 to

30/09/2023

 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	29 Gear St BRUNSWICK EAST 3057	\$780,000	07/10/2023
2	18 Gear St BRUNSWICK EAST 3057	\$775,000	13/10/2023
3	36 Gear St BRUNSWICK EAST 3057	\$775,000	30/06/2023

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:

31/10/2023 15:04



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



29 Gear St BRUNSWICK EAST 3057 (REI)



Agent Comments

Great comparable as both properties have similar features. Both properties located in large complexes.

Price: \$780,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)



18 Gear St BRUNSWICK EAST 3057 (REI)



Agent Comments

Great comparable as both properties have similar features and are 2 bed, 2 bath and 1 car homes.

Price: \$775,000

Method: Sold Before Auction

Date: 13/10/2023

Property Type: Townhouse (Res)



36 Gear St BRUNSWICK EAST 3057 (REI/VG)



Agent Comments

Great comparable as both properties are located in Brunswick East and have very similar attributes and aesthetics. Both are 2 bed, 2 bath, 1 car.

Price: \$775,000

Method: Private Sale

Date: 30/06/2023

Property Type: Townhouse (Single)