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

131 Donald Street, Brunswick Vic 3056

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,350,000	Pro	operty Type	Hou	se		Suburb	Brunswick
Period - From	01/04/2023	to	30/06/2023		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	8 Osborne St BRUNSWICK 3056	\$1,370,000	10/03/2023
2	48 Crisp Av BRUNSWICK 3056	\$1,375,000	22/03/2023
3	32 Clarence St BRUNSWICK EAST 3057	\$1,550,000	17/06/2023

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:

26/07/2023 10:33









Rooms: 6 Property Type: House (Res) Land Size: 403 sqm approx Agent Comments Isabelle Mazzone 9387 5888 0449 104 244 isabellemazzone@jelliscraig.com.au

> Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price June quarter 2023: \$1,350,000

Comparable Properties



8 Osborne St BRUNSWICK 3056 (REI/VG)

48 Crisp Av BRUNSWICK 3056 (REI/VG)

2



Price: \$1,370,000 Method: Sold Before Auction Date: 10/03/2023 Property Type: House (Res) Land Size: 290 sqm approx

Agent Comments

Agent Comments



Price: \$1,375,000 Method: Private Sale Date: 22/03/2023 Property Type: House Land Size: 374 sqm approx

3



32 Clarence St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$1,550,000 Method: Auction Sale Date: 17/06/2023 Property Type: House (Res)

Account - Jellis Craig | P: 03 9387 5888



propertydata

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