

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

14 Gear Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Brunswick East

Period - From 01/04/2023 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 Mary Moodie Way BRUNSWICK EAST 3057	\$730,000	01/12/2023
2			
3			

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: 10/05/2024 19:32



Rooms: 4
Property Type: Townhouse
(Single)
Land Size: 2872 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
Year ending March 2024: \$575,000

Comparable Properties



5 Mary Moodie Way BRUNSWICK EAST 3057 [Agent Comments](#)
(REI/VG)



Price: \$730,000
Method: Sold Before Auction
Date: 01/12/2023
Property Type: Townhouse (Res)

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.