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	140 Gold Street, Brunswick Vic 3056
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,250,000	Pro	perty Type	House		Suburb	Brunswick
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

Add	dress of comparable property	Price	Date of sale
1	17 Westbourne St BRUNSWICK 3056	\$1,185,000	02/09/2023
2	34 Frederick St BRUNSWICK 3056	\$1,170,000	02/12/2023
3	51 Shamrock St BRUNSWICK WEST 3055	\$1,090,000	22/07/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/12/2023 09:52
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> **Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price**

September quarter 2023: \$1,250,000



Property Type: House (Previously

Occupied - Detached) Land Size: 215 sqm approx

Agent Comments

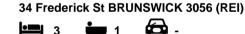
Comparable Properties



17 Westbourne St BRUNSWICK 3056 (REI/VG) Agent Comments

Price: \$1,185,000 Method: Auction Sale Date: 02/09/2023

Property Type: House (Res) Land Size: 367 sqm approx



Price: \$1,170,000 Method: Auction Sale Date: 02/12/2023

Property Type: House (Res)

Agent Comments

Agent Comments





(REI)

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Price: \$1,090,000 Method: Auction Sale Date: 22/07/2023 Rooms: 4

Property Type: House (Res) Land Size: 420 sqm approx

Account - Jellis Craig | P: 03 9387 5888



