

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

140 Gold Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,250,000 Property 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	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 comparable properties 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

Cameron Pritchard

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

September quarter 2023: \$1,250,000



3
 1
 1

Property Type: House (Previously Occupied - Detached)**Land Size:** 215 sqm approx[Agent Comments](#)

Comparable Properties

**17 Westbourne St BRUNSWICK 3056 (REI/VG)** [Agent Comments](#)

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Price: \$1,185,000**Method:** Auction Sale**Date:** 02/09/2023**Property Type:** House (Res)**Land Size:** 367 sqm approx**34 Frederick St BRUNSWICK 3056 (REI)** [Agent Comments](#)

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Price: \$1,170,000**Method:** Auction Sale**Date:** 02/12/2023**Property Type:** House (Res)**51 Shamrock St BRUNSWICK WEST 3055 (REI)** [Agent Comments](#)

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 1
 2

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