

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

147 Pearson Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,384,000 Property Type House Suburb Brunswick West

Period - From 01/10/2023 to 31/12/2023 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	70 Clarendon St COBURG 3058	\$1,510,000	09/12/2023
2	55 Wallace St BRUNSWICK WEST 3055	\$1,500,000	03/10/2023
3	31 Albion St ESSENDON 3040	\$1,430,000	07/10/2023

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: 25/01/2024 15:34



Rooms: 4

Property Type: House (Res)

Land Size: 360 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2023: \$1,384,000

Comparable Properties



70 Clarendon St COBURG 3058 (REI)



Price: \$1,510,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Agent Comments

Good comparable as both properties are single front, three bedroom dwellings. 70 Clarendon street is slightly smaller and located in the next suburb, however we still believe it is a strong comparable.



55 Wallace St BRUNSWICK WEST 3055 (REI)



Price: \$1,500,000

Method: Sold Before Auction

Date: 03/10/2023

Property Type: House (Res)

Agent Comments

Great comparable as both properties are located in Brunswick West, and are both 3 bed, 1 bath homes with modern features. 55 Wallace Street has a double front faade, however we still believe it is a strong comparable.



31 Albion St ESSENDON 3040 (REI/VG)



Price: \$1,430,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 279 sqm approx

Agent Comments

Great comparable as both properties are three bedroom single front homes on similar size blocks and both homes have modern interiors. Even though 31 Albion Street, Essendon is located in the next suburb, we still believe it is a strong comparable.