

# 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

16 Sedgman Street, Brunswick East Vic 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,428,000 Property Type House Suburb Brunswick East

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	311 Albion St BRUNSWICK 3056	\$1,200,000	13/09/2023
2	52 Victoria Gr BRUNSWICK 3056	\$1,300,000	12/08/2023
3	5 Ann St BRUNSWICK 3056	\$1,400,000	02/12/2023

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:

30/01/2024 17:08



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**Property Type:** House

**Land Size:** 151 sqm approx

Agent Comments

## Comparable Properties



311 Albion St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 1 1

**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 13/09/2023

**Property Type:** House (Res)

**Land Size:** 210 sqm approx



52 Victoria Gr BRUNSWICK 3056 (REI/VG)

Agent Comments

3 1 -

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** House (Res)

**Land Size:** 224 sqm approx



5 Ann St BRUNSWICK 3056 (REI)

Agent Comments

3 1 -

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)