

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

17a Miller Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$850,000

&

\$900,000

Median sale price

Median price

\$1,397,000

Property Type

House

Suburb

Brunswick East

Period - From

01/01/2024

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 | 69 Stewart St BRUNSWICK 3056 | \$1,000,000 | 29/03/2024 |
| 2 | 5 Richardson St BRUNSWICK 3056 | \$982,500 | 08/06/2024 |
| 3 | 15 Ballarat St BRUNSWICK 3056 | \$885,000 | 13/04/2024 |

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:

01/07/2024 14:05



Rooms: 5

Property Type: House

Land Size: 86 sqm approx

Agent Comments

Comparable Properties



69 Stewart St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 29/03/2024

Property Type: House



5 Richardson St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$982,500

Method: Sold Before Auction

Date: 08/06/2024

Property Type: House (Res)



15 Ballarat St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$885,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)