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

19a Nash Street, Brunswick Vic 3056

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,250,000	Pro	operty Type	Hou	ISE		Suburb	Brunswick
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	19 Ford St BRUNSWICK 3056	\$1,250,000	10/07/2023
2	311 Albion St BRUNSWICK 3056	\$1,200,000	13/09/2023
3	150 Stewart St BRUNSWICK EAST 3057	\$1,150,000	08/07/2023

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.

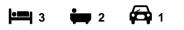
This Statement of Information was prepared on:

13/11/2023 21:58









Rooms: 4 Property Type: House Land Size: 225 sqm approx Agent Comments Marcus Kassab 03 8415 6100 0412 987 006 marcuskassab@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,200,000 Median House Price September quarter 2023: \$1,250,000

Comparable Properties



19 Ford St BRUNSWICK 3056 (REI/VG)



Price: \$1,250,000 Method: Sold Before Auction Date: 10/07/2023 Property Type: House (Res) Land Size: 173 sqm approx Agent Comments

Agent Comments

Agent Comments



Price: \$1,200,000 Method: Sold Before Auction Date: 13/09/2023 Property Type: House (Res) Land Size: 210 sqm approx

3

150 Stewart St BRUNSWICK EAST 3057 (REI/VG)

311 Albion St BRUNSWICK 3056 (REI/VG)



Price: \$1,150,000 Method: Auction Sale Date: 08/07/2023 Property Type: House (Res) Land Size: 205 sqm approx

Account - Jellis Craig



propertydata

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