

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

1a Taranaki Avenue, Brunswick East Vic 3057

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

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	3/251 Albion St BRUNSWICK 3056	\$1,400,000	24/02/2024
2	4A Sturrock St BRUNSWICK 3056	\$1,330,000	18/11/2023
3	217 Stewart St BRUNSWICK EAST 3057	\$1,300,000	15/02/2024

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: 26/02/2024 15:04



3 2 2

Property Type: House

Land Size: 198 sqm approx

Agent Comments

Comparable Properties



3/251 Albion St BRUNSWICK 3056 (REI)

Agent Comments

3 2 1

Price: \$1,400,000

Method: Sold Before Auction

Date: 24/02/2024

Property Type: House



4A Sturrock St BRUNSWICK 3056 (REI/VG)

Agent Comments

3 2 2

Price: \$1,330,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)



217 Stewart St BRUNSWICK EAST 3057 (REI)

Agent Comments

3 2 1

Price: \$1,300,000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: Townhouse (Single)