## 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 betwee	\$1,300,000		&		\$1,400,000				
Median sale p	rice								
Median price	\$1,428,000	Pro	operty Type	Hou	se		Suburb	Brunswick East	
Period - From	01/10/2023	to	31/12/2023		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.

Ado	dress 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









Property Type: House Land Size: 198 sqm approx Agent Comments Elizabeth Kelly 9387 5888 0431 434 169 elizabethkelly@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price December quarter 2023: \$1,428,000

# **Comparable Properties**



3/251 Albion St BRUNSWICK 3056 (REI)



Price: \$1,400,000 Method: Sold Before Auction Date: 24/02/2024 Property Type: House Agent Comments



4A Sturrock St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,330,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res)



217 Stewart St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$1,300,000 Method: Sold Before Auction Date: 15/02/2024 Property Type: Townhouse (Single)

#### Account - Jellis Craig | P: 03 9387 5888



propertydata

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