

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 2/92 Pearson Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$535,000 Property Type Unit Suburb Brunswick West

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

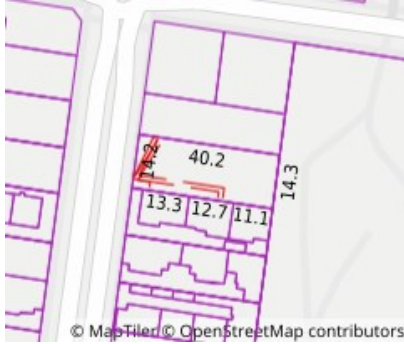
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/16 Capulet St MOONEE PONDS 3039	\$740,000	15/09/2023
2	5/23 Mitchell St BRUNSWICK 3056	\$695,000	21/07/2023
3	5/200 Dawson St BRUNSWICK WEST 3055	\$677,500	11/09/2023

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 13:35



Rooms: 3

Property Type:

Flat/Unit/Apartment (Res)

Land Size: subdivision sqm
approx

Agent Comments

Refurbished 2 bedroom unit with a private garden

Comparable Properties



3/16 Capulet St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 15/09/2023

Property Type: Villa



5/23 Mitchell St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 21/07/2023

Property Type: Unit



5/200 Dawson St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments



Price: \$677,500

Method: Private Sale

Date: 11/09/2023

Property Type: Villa

Land Size: 2024 sqm approx