## 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	20 Reaburn Crescent, Brunswick West Vic 3055
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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#### Median sale price

Median price	\$1,315,000	Pro	perty Type	House		Suburb	Brunswick West
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

Add	dress of comparable property	Price	Date of sale
1	16 Ngarveno St MOONEE PONDS 3039	\$1,397,500	21/03/2024
2	72a Tennyson St ESSENDON 3040	\$1,270,000	15/03/2024
3	80b Pearson St BRUNSWICK WEST 3055	\$1,211,000	22/04/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/05/2024 14:55





John Morello 8378 0500 0412 088 757 johnmorello@jelliscraig.com.au

**Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median House Price** March quarter 2024: \$1,315,000



Property Type: House **Agent Comments** 

Neat, Brick two storey home with open plan kitchen and generous backyard.

# Comparable Properties

30.5 34.1

MapTiler OpenStreetMap contributors



16 Ngarveno St MOONEE PONDS 3039 (REI)

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Agent Comments

Similar Accommodation but larger land.

Price: \$1,397,500 Method: Auction Sale Date: 21/03/2024

Property Type: House (Res)



72a Tennyson St ESSENDON 3040 (VG)







Agent Comments

Similar Accommodation but semi-detached on smaller land.

Price: \$1,270,000 Method: Sale Date: 15/03/2024

Property Type: House (Res) Land Size: 280 sqm approx



80b Pearson St BRUNSWICK WEST 3055 (REI) Agent Comments



Smaller land size and one less car space.

Price: \$1,211,000 Method: Auction Sale Date: 22/04/2024

Property Type: House (Res)

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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