

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

20 Reaburn Crescent, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,315,000 Property 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	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 comparable properties 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



Property Type: House

Agent Comments

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

Comparable Properties



16 Ngarveno St MOONEE PONDS 3039 (REI)

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)