

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

28 Lobb Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$985,000 & \$1,050,000

Median sale price

Median price \$578,000 Property Type Unit Suburb Brunswick

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	23 Roberts St BRUNSWICK EAST 3057	\$1,115,000	31/05/2024
2	8/28 Breese St BRUNSWICK 3056	\$1,050,000	08/05/2024
3	2/123 Brunswick Rd BRUNSWICK 3056	\$1,040,000	23/03/2024

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:

01/07/2024 14:53

Cameron Pritchard

03 9387 5888

0408 037 482

cameronpritchard@jellisrcraig.com.au

Indicative Selling Price

\$985,000 - \$1,050,000

Median Unit Price

March quarter 2024: \$578,000



3 2 1

Property Type: Townhouse (Single)

Agent Comments

Comparable Properties

**23 Roberts St BRUNSWICK EAST 3057 (REI)**

Agent Comments

3 2 2

Price: \$1,115,000**Method:** Private Sale**Date:** 31/05/2024**Property Type:** Townhouse (Single)**8/28 Breese St BRUNSWICK 3056 (REI)**

Agent Comments

3 2 2

Price: \$1,050,000**Method:** Private Sale**Date:** 08/05/2024**Property Type:** Townhouse (Res)**2/123 Brunswick Rd BRUNSWICK 3056 (REI/VG)**

Agent Comments

3 2 2

Price: \$1,040,000**Method:** Auction Sale**Date:** 23/03/2024**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 9387 5888