## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	29 Gear Street, Brunswick East Vic 3057
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$740,000 & \$790,000	Range between	\$740,000	&	\$790,000
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#### Median sale price

Median price	\$580,000	Pro	perty Type U	nit		Suburb	Brunswick East
Period - From	01/04/2023	to	30/06/2023	Sc	ource	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	36 Gear St BRUNSWICK EAST 3057	\$775,000	30/06/2023
2	8 Gear St BRUNSWICK EAST 3057	\$763,500	31/05/2023
3	9 Gear St BRUNSWICK EAST 3057	\$760,000	22/08/2023

#### 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:	12/09/2023 11:13





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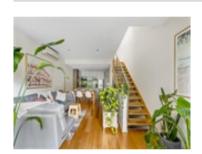
> **Indicative Selling Price** \$740,000 - \$790,000 **Median Unit Price** June quarter 2023: \$580,000





Property Type: Townhouse **Agent Comments** 

## Comparable Properties



#### 36 Gear St BRUNSWICK EAST 3057 (REI)





Price: \$775,000 Method: Private Sale Date: 30/06/2023

Property Type: Townhouse (Single)

#### Agent Comments

Great comparable as both properties are located in the same street and are apart of the same complex.



### 8 Gear St BRUNSWICK EAST 3057 (VG)





Price: \$763,500 Method: Sale Date: 31/05/2023

Property Type: Townhouse (Single)

#### Agent Comments

Great comparable as both properties are located in the same street.











Price: \$760.000 Method: Private Sale Date: 22/08/2023

Property Type: Townhouse (Single)

#### Agent Comments

Great comparable as both properties are located in the same street and both are two bedroom townhouses with modern features.

Account - Jellis Craig | P: 03 9387 5888



