Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3 Cassels Road, Brunswick Vic 3056

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,435,000	Pro	operty Type	Hou	se		Suburb	Brunswick
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	20 Overend St BRUNSWICK 3056	\$1,200,000	27/01/2024
2	155 Albert St BRUNSWICK 3056	\$1,185,000	04/05/2024
3	16 Hodgson St BRUNSWICK 3056	\$1,180,000	02/12/2023

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:

15/05/2024 09:55









Property Type: House (Res) **Land Size:** 204 sqm approx Agent Comments Elizabeth Kelly 9387 5888 0431 434 169 elizabethkelly@jelliscraig.com.au

> Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price March quarter 2024: \$1,435,000

Comparable Properties



20 Overend St BRUNSWICK 3056 (REI/VG)



Price: \$1,200,000 Method: Sold Before Auction Date: 27/01/2024 Property Type: House (Res) Land Size: 168 sqm approx

155 Albert St BRUNSWICK 3056 (REI)

Agent Comments

Agent Comments



Price: \$1,185,000 Method: Auction Sale Date: 04/05/2024 Property Type: House (Res)

2

16 Hodgson St BRUNSWICK 3056 (REI/VG)

'⇔ -



REI/VG) Agent Comments



Price: \$1,180,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) Land Size: 183 sqm approx

Account - Jellis Craig | P: 03 9387 5888



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.