# 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

3 Minnie Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,250,000		&		\$1,320,000			
Median sale p	rice							
Median price	\$1,300,000	Pro	operty Type	Hou	se		Suburb	Brunswick
Period - From	01/10/2022	to	30/09/2023		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.

Add	dress of comparable property	Price	Date of sale
1	3 Mcpherson St BRUNSWICK 3056	\$1,320,000	07/10/2023
2	98 Evans St BRUNSWICK 3056	\$1,315,000	01/09/2023
3	52 Victoria Gr BRUNSWICK 3056	\$1,300,000	12/08/2023

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:

30/11/2023 14:54





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Property Type: House (Res) Agent Comments

**Indicative Selling Price** \$1,250,000 - \$1,320,000 Median House Price Year ending September 2023: \$1,300,000

# **Comparable Properties**



3 Mcpherson St BRUNSWICK 3056 (REI)



Price: \$1.320.000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res)

98 Evans St BRUNSWICK 3056 (REI/VG)



Agent Comments

Agent Comments





Price: \$1,315,000 Method: Sold Before Auction Property Type: House (Res) Land Size: 255 sqm approx

52 Victoria Gr BRUNSWICK 3056 (REI/VG)



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Agent Comments

Price: \$1,300,000 Method: Auction Sale Date: 12/08/2023 Property Type: House (Res) Land Size: 224 sqm approx

#### Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788





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