

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 30 Newman Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,384,000 Property Type House Suburb Brunswick West

Period - From 01/10/2023 to 31/12/2023 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	3 Lawrence St BRUNSWICK 3056	\$1,290,000	18/11/2023
2	23 Evans St BRUNSWICK 3056	\$1,225,000	17/02/2024
3	25 Lydia St BRUNSWICK 3056	\$1,215,000	28/10/2023

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: 20/02/2024 08:52



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Property Type: House
Land Size: 291 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000

Median House Price
December quarter 2023: \$1,384,000

Comparable Properties



3 Lawrence St BRUNSWICK 3056 (REI)

Agent Comments

2 1 -

Price: \$1,290,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)



23 Evans St BRUNSWICK 3056 (REI)

Agent Comments

2 2 1

Price: \$1,225,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 184 sqm approx



25 Lydia St BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$1,215,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 232 sqm approx