

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 Shamrock Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,315,000 Property Type House Suburb Brunswick West

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 | 24 Garnet St BRUNSWICK 3056 | \$1,345,000 | 27/03/2024 |
| 2 | 86 Royal Pde PASCOE VALE SOUTH 3044 | \$1,342,000 | 17/05/2024 |
| 3 | 4 Frederick St BRUNSWICK 3056 | \$1,325,000 | 01/06/2024 |

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.~~

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Elizabeth Kelly
9387 5888
0431 434 169

elizabethkelly@jellisrcraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2024: \$1,315,000



Property Type: House (Res)

Land Size: 331 sqm approx

Agent Comments

Comparable Properties



24 Garnet St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,345,000

Method: Auction Sale

Date: 27/03/2024

Property Type: House (Res)

Land Size: 430 sqm approx



86 Royal Pde PASCOE VALE SOUTH 3044 (REI)

Agent Comments



Price: \$1,342,000

Method: Sold Before Auction

Date: 17/05/2024

Property Type: House (Res)



4 Frederick St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,325,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 270 sqm approx

Account - Jellis Craig | P: 03 9387 5888