

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

35 Crook Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,305,000 Property Type House Suburb Brunswick

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	7 Elizabeth St BRUNSWICK 3056	\$1,200,000	21/11/2023
2	20 Overend St BRUNSWICK 3056	\$1,200,000	27/01/2024
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: 10/04/2024 10:53



Property Type: House (Previously Occupied - Detached)

Land Size: 177 sqm approx

Agent Comments

Comparable Properties



7 Elizabeth St BRUNSWICK 3056 (VG)

Agent Comments



Price: \$1,200,000

Method: Sale

Date: 21/11/2023

Property Type: House (Res)

Land Size: 168 sqm approx



20 Overend St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 27/01/2024

Property Type: House (Res)



16 Hodgson St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 183 sqm approx