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

4/10-18 Minnie Street, Brunswick Vic 3056

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$525,000		&		\$575,000			
Median sale p	rice							
Median price	\$578,000	Pro	operty Type	Unit			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.

Add	dress of comparable property	Price	Date of sale
1	8/228 Barkly St BRUNSWICK 3056	\$570,000	09/12/2023
2	4/15 Cassels Rd BRUNSWICK 3056	\$596,000	04/02/2024
3	9/31 Union St BRUNSWICK 3056	\$615,000	22/04/2024

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.

This Statement of Information was prepared on:

08/05/2024 12:08









Rooms: 4 Property Type: Apartment Agent Comments

Elizabeth Kellv 9387 5888 0431 434 169 elizabethkelly@jelliscraig.com.au

> **Indicative Selling Price** \$525,000 - \$575,000 **Median Unit Price** March quarter 2024: \$578,000

Comparable Properties



8/228 Barkly St BRUNSWICK 3056 (REI/VG) Agent Comments



Price: \$570,000 Method: Auction Sale Date: 09/12/2023 Property Type: Apartment



4/15 Cassels Rd BRUNSWICK 3056 (REI/VG)

Agent Comments





Price: \$596,000 Method: Sold Before Auction Date: 04/02/2024 Property Type: Unit

9/31 Union St BRUNSWICK 3056 (REI)

d 1 2

Agent Comments



Price: \$615.000 Method: Sold Before Auction Date: 22/04/2024 Property Type: Unit

Account - Jellis Craig | P: 03 9387 5888



propertydata

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