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 Frederick Street, Brunswick Vic 3056

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ing		
Range betwee	\$1,100,000		&		\$1,210,000			
Median sale p	rice							
Median price	\$1,300,000	Pro	operty Type	Hous	se		Suburb	Brunswick
Period - From	02/05/2023	to	01/05/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	9 Elizabeth St BRUNSWICK 3056	\$1,265,000	29/02/2024
2	56 Victoria Gr BRUNSWICK 3056	\$1,100,000	29/03/2024
3	286 Union St BRUNSWICK WEST 3055	\$1,080,000	09/02/2024

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:

02/05/2024 08:50



Nelson Alexander

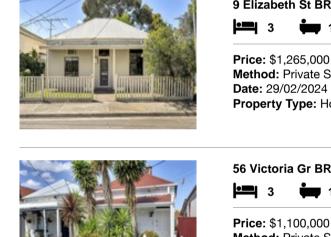




Property Type: House (Res) Land Size: 270 sqm approx Agent Comments

Indicative Selling Price \$1,100,000 - \$1,210,000 **Median House Price** 02/05/2023 - 01/05/2024: \$1,300,000

Comparable Properties



9 Elizabeth St BRUNSWICK 3056 (REI)



Method: Private Sale Date: 29/02/2024 Property Type: House Agent Comments

56 Victoria Gr BRUNSWICK 3056 (REI)

Agent Comments





Method: Private Sale Date: 29/03/2024 Property Type: House

286 Union St BRUNSWICK WEST 3055 (REI)

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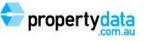
Agent Comments



Price: \$1,080,000 Method: Sold Before Auction Date: 09/02/2024 Property Type: House (Res)

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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