

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 consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Brunswick

Period - From 02/05/2023

to

01/05/2024

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	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



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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)

Agent Comments

3 1 -

Price: \$1,265,000

Method: Private Sale

Date: 29/02/2024

Property Type: House



56 Victoria Gr BRUNSWICK 3056 (REI)

Agent Comments

3 1 -

Price: \$1,100,000

Method: Private Sale

Date: 29/03/2024

Property Type: House



286 Union St BRUNSWICK WEST 3055 (REI)

Agent Comments

3 2 -

Price: \$1,080,000

Method: Sold Before Auction

Date: 09/02/2024

Property Type: House (Res)

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